

Holroyd City Council



Ordinary Council Meeting 5 April 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.

1 April 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, 5 April 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 Heritage Committee
9. Correspondence and Officers' Reports
10. Questions on Notice
11. Petitions
12. Response to Public Forum Questions
13. Corporate Briefing

*Minutes of the Ordinary Meeting of Holroyd City Council
Held on 5 April 2016*

General Manager

Mayor

Index

DEVELOPMENT/COMMUNITY SERVICES COMMITTEE

DCS009-16	135 STATION STREET, WENTWORTHVILLE - DA 2014/593	11
-----------	--	----

HERITAGE COMMITTEE

HE001-16	MINUTES OF THE HERITAGE COMMITTEE - 7 MARCH 2016.....	53
HE002-16	ITEM 1603/01 - MINUTES OF THE HERITAGE COMMITTEE - 7 DECEMBER 2015	57
HE003-16	ITEM 1602/02 - HOLROYD HERITAGE AWARDS 2016.....	61
HE004-16	ITEM 1603/03 - HOLROYD LOCAL HERITAGE GRANTS PROGRAM 2016	67

COUNCIL

CCL016-16	LAND DEDICATION TRANSFER OF LOT 669, DEPOSITED PLAN 1148337, KNOWN AS PROSPECT HILL FOR PUBLIC RESERVE	77
CCL017-16	ASBESTOS DISEASES FOUNDATION OF AUSTRALIA (ADFA).....	83
CCL018-16	PARRAMATTA TWO BLUES RUGBY UNION CLUB SPONSORSHIP	85
CCL019-16	REGISTRATION OF RESTRICTION ON THE USE OF LAND AND POSITIVE COVENANT ON VARIOUS DEVELOPMENT SITES	87
CCL020-16	REGISTER OF REPORTS TO BE CONSIDERED BY COUNCIL	89

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
---	-----------

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 / 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, Pre School 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
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
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

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
-----------------------------------	-----------

SWIMMING CENTRES

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

WORKS DEPOT

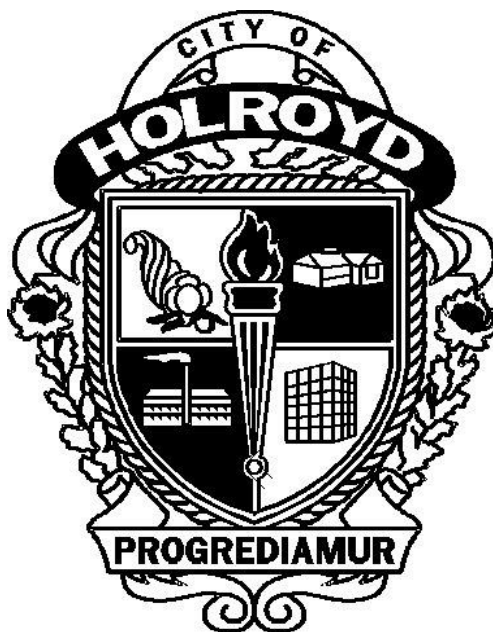
Duty Overseer, Fairfield Road, Guildford	8724.8652
--	-----------

YOUTH CENTRES

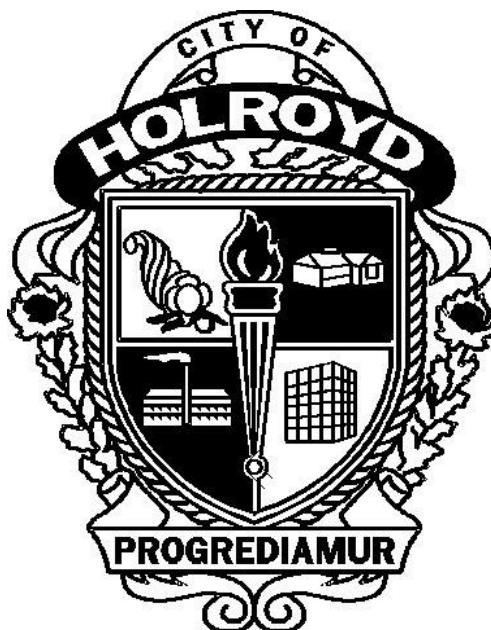
Guildford, 367 Guildford Road, Guildford	9681.3316
Merrylands, 289 Merrylands Road	9637.1535
Wentworthville (behind Wenty Pool, Dunmore Street)	9636.4969

COUNCILLOR CONTACT DETAILS

NORTH WARD	E-MAIL	FAX	MOBILE
Clr. Lake, Lisa	[clrlisalake@bigpond.com]		0427 955 589
Clr. Rahme, Joseph	[clrrahme@bigpond.com]		0427 855 693
Clr. Whitfield, Yvette	[clrwhitfield@bigpond.com]	9896 3271	0419 254 855
SOUTH WARD			
Clr. Dr. Brodie, John	[clrdrbrodie@bigpond.com]	9681 4824	0477 210 155
Clr. Colman, Pam	[clrcolman@bigpond.com]	9632 6750	0400 554 959
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, 5 April 2016.

Summary:

DCS009-16	SUBJECT: 135 STATION STREET, WENTWORTHVILLE - DA 2014/593 BP16/218	11
-----------	---	----

135 Station Street, Wentworthville - DA 2014/593

Responsible Department:	Environmental and Planning Services
Executive Officer:	Director of Environmental & Planning Services
File Number:	INFOC/19 - BP16/218
Delivery Program Code:	11.2.1 Ensure Development is consistent with LEP and DCP requirements and vision
Application Number:	2014/593/1
Property:	135 Station Street, Wentworthville
Proposal:	S82A review of council's refusal for demolition of existing structures; construction of a medium density housing development comprising 9 units above basement parking accommodating 14 carparking spaces under Affordable Rental Housing SEPP 2009
Applicant:	Mr E Zahrooni
Owner:	A & B Australian Investments Pty Ltd (Director –Ebrahim Zahrooni)
Land Zoning:	R3 – Medium Density Residential

Summary:

Development application No. 2014/593/1 for demolition of existing structures; construction of a medium density housing development comprising 9 units above basement parking accommodating 16 carparking spaces under State Environmental Planning Policy (Affordable Rental Housing) 2009 was refused under delegated authority on 9 October 2015. The current application seeks a review of Council's refusal pursuant to Section 82(A) of the Environmental Planning and Assessment Act 1979.

The application as amended, proposes the demolition of existing structures; construction of a medium density housing development comprising 9 units above basement parking accommodating 14 carparking spaces pursuant to the provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009.

The application has been assessed under the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979 (The EP&A Act), State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP), Holroyd Local Environmental Plan 2013 (HLEP 2013) and Holroyd Development Control Plan 2013 (HDCP 2013). The development generally complies with the relevant provisions of the above planning instruments, or where a variation is proposed, is otherwise acceptable on merits.

Given the nature of the unresolved objections received, the application is referred to Council for determination, with a recommendation for approval.

The proposal was notified in accordance with Council's notification policy and 2 submissions were received objecting to the proposed Section 82(A) review application. The issues raised in the submission are identical to those raised during the assessment process of the original DA and discussed later in the report.

Note: Pursuant to Section 97 (1) of the Act, Council must determine the current application within 6 months from the date of original determination. In this regard, the application is to be determined by 9 April 2016. Caution needs to be exercised if deferral is contemplated, and this Council meeting would be the last opportunity to determine the subject application.

Critical Dates/Application History:

Date	Action
12/12/14	DA 2014/593 lodged for demolition of existing structures; construction of a medium density housing development comprising 9 units above basement parking accommodating 16 carparking spaces under Affordable Rental Housing SEPP 2009
16/12/14	Internal referral sent.
17/12/14	DART deferred (hourly shadow diagrams).
7/01/15 to 4/02/15	Public exhibition period. Two submissions were received.
28/05/15	Deferral letter sent for additional information relating to planning, engineering, traffic, landscape and social impact assessment.
3/06/15	Meeting held with the applicant.
18/06/15	Additional information received.
7/07/15	Amended plans placed on public notification for 14 days. 1 submission from the same objector was received in response.
23/09/15	Referral comments completed.
09/10/15	DA 2014/593/1 was refused under Delegated Authority.
15/12/15	Section 82(A) application lodged with Council seeking a review of the refusal.
17/12/15	Internal referrals sent.
05/01/16	DART Deferral sent to the applicant regarding the limited time frame for the determination of the subject S82 A review application.
13/01/16 to 10/02/16	Public exhibition period. 2 submissions were received objecting the proposed development.
17/02/16	Additional information requested from the applicant with regard to matters relating to planning and landscaping issues.
1/03/16	Amended plans and information submitted to Council. (Level of changes did not warrant re notification).
21/03/16	Amended plans and information received with regard to the changes to

	the first floor balconies and location of outbuildings on the existing adjacent dwelling.
29/03/16	Amended plans received with regard to the reduction of the eaves overhangs along the southern boundary of the subject site.
05/04/16	Application referred to Council for determination.

Locality:

The subject site is located at the intersection of Station Street and Bennett Street, Wentworthville and is legally described as Lot 45 in Deposited Plan 7330. The total site area is 1024m² and the lot is rectangular shaped. The site currently contains one single storey residential dwelling, a swimming pool, a 2 storey brick veneer squash court complex and outbuildings. The site is bordered to the south by residential dwellings, to the west by 'Our Lady of Mount Carmel Parish' primary school and church, to the north by Bennett Street and to the east by Station Street.

Background

DA2014/593/1 as refused, proposed the demolition of existing structures; construction of a medium density housing development comprising 9 units above basement parking accommodating 16 carparking spaces under Affordable Rental Housing SEPP 2009. Key features of the development proposal were as follows:-

- Site area of 1024m²;
- 9 units, including 1 adaptable unit;
- 2 storey development with attic floor;
- Basement parking containing 16 car parking spaces, including 1 accessible car space;
- Vehicular access off Station Street;
- Demolition and excavation;
- Drainage works and Landscaping.

Proposal As Amended For S 82(A) Review Application:

The Development application as amended, proposes for the demolition of existing structures; construction of a 2 storey medium density housing development comprising 9 units above basement parking accommodating 14 carparking spaces under Affordable Rental Housing SEPP 2009. Key features of the development proposal are as follows:-

- Site area of 1024m²;
- 9 units, including 2 adaptable units;
- 2 storey development;
- Basement parking containing 14 car parking spaces, including 2 accessible car spaces ;

- Vehicular access off Station Street;
- Demolition and excavation;
- Drainage works and Landscaping.

Assessment:

Section 82A of the Environmental Planning and Assessment Act, 1979 (The EP&A Act)

The application has been assessed against the relevant matters for consideration pursuant to Section 82A of the EP&A Act subject to the following:

- (1) *If the consent authority is a council, an applicant may request the council to review a determination of the applicant's application, other than:*
- (a) *a determination to issue or refuse to issue a complying development certificate, or*
 - (b) *a determination in respect of designated development, or*
 - (c) *a determination in respect of integrated development, or*
 - (d) *a determination made by the council under Division 4 in respect of an application by the Crown.*

The original development application, DA2013/224/1, was not a complying, integrated, designated or Crown development.

- (2) *A council must, on a request made in accordance with this section, conduct a review.*

(2A) *A determination cannot be reviewed:*

- (a) *after the time limited for the making of an appeal under section 97 expires, if no such appeal is made against the determination, or*
- (b) *after an appeal under section 97 against the determination is disposed of by the Court, if such an appeal is made against the determination.*

The Section 82A review application was submitted to Council on 15 December 2015, which is within six (6) months of the date of determination. As such Council may consider the review pursuant to Section 82A(2A)(a) of the EP&A Act. However, the determination of the review must be completed by 9 April 2016.

- (3) *(Repealed)*

(3A) *In requesting a review, the applicant may make amendments to the development described in the original application, subject to subsection (4) (c).*

- (4) *The council may review the determination if:*

- (a) *it has notified the request for review in accordance with:*
 - (i) *the regulations, if the regulations so require, or*
 - (ii) *a development control plan, if the council has made a development control plan that requires the notification or advertising of requests for the review of its determinations, and*
- (b) *it has considered any submissions made concerning the request for review within any period prescribed by the regulations or provided by the development control plan, as the case may be, and*
- (c) *in the event that the applicant has made amendments to the development described in the original application, the consent authority is satisfied that the development, as amended, is substantially the same development as the development described in the original application.*

The application was placed on public exhibition and neighbour notified from 13 January 2016 to 10 February 2016. Two (2) submissions were received in response. The matters raised in the submissions are discussed later in this report under *Section 79C(1)(d) – “any submissions made in accordance with this Act or the regulations.”*

The Section 82A Review Application proposes amendments to the original application to address the grounds of refusal, however, the proposal is substantially the same development.

(4A) *As a consequence of its review, the council may confirm or change the determination.*

(5) *(Repealed)*

(6) *If the council reviews the determination, the review must be made by:*

- (a) *if the determination was made by a delegate of the council—the council or another delegate of the council who is not subordinate to the delegate who made the determination, or*
- (b) *if the determination was made by the council—the council.*

DA 2014/593/1 was determined under Delegated Authority. The Section 82A review application is reported to Council for determination which is in accordance with Section 82A (6) of the EP&A Act.

Grounds For Refusal

The grounds for refusal for the original application are reviewed and addressed below:

1. *The proposal fails to comply with State Environmental Planning Policy (Affordable Rental Housing) SEPP 2009 (pursuant to Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act, 1979), with regard to the following:*

- 1.1 *Deep Soil Zones*

In accordance with Clause 14 (1)(d), the proposal fails to comply with the deep soil zones requirement.

Comment

The proposal has been amended to increase the deep soil zones and is considered acceptable on merits as discussed in detail later in this report under *SEPP Affordable Rental Housing 2009- Clause 29 – Standards that cannot be used to refuse consent.*

- 1.2 *Design Requirements*

In accordance with the Clause 15(1), Seniors Living Policy: Urban Design Guidelines for Infill Development must be taken into consideration. The proposal fails to satisfy the following provisions of the policy:

- 1.2.1 *Impacts on neighbours*

The proposed development shall provide a minimum of 3 hours of sunlight to the living rooms of neighbouring dwellings between 9am and 3pm in mid-winter. The proposal fails to demonstrate compliance with this requirement. This is also inconsistent with Holroyd DCP 2013 as mentioned later.

Comment:

The proposal has been amended to comply with the aforementioned solar access requirement to the living rooms of the neighbouring dwelling as discussed in detail later in this report.

- 1.2.2 *The proposal fails to provide an acceptable level of internal site amenity as the private open space of units 1 and 2 are inappropriately located within the front setback which is incompatible with the locality.*

Comment:

The provision of the private open space of Units 1 and 2 within the front and secondary setback is considered satisfactory. The proposal has been designed to respond to the site characteristics being a corner lot and the development is consistent with the objectives of the HDCP 2013, Part B, Clause 1.5- Landscape Area and satisfies the specific controls of Section 5.2 which allow the private open space of multi dwelling development to intrude within the front setback. This is further discussed in detail later in this report under the assessment against *HDCP 2013 – Clause 1.5*.

2. *The proposal fails to comply with Holroyd Local Environmental Plan 2013 (pursuant to Section 79C (1)(a)(i) of the Environmental Planning and Assessment Act 1979), with regard to the following:-*

- 2.1 *Part 6, Clause 6.7– Stormwater Management*

The proposal is contrary to the objective 1(a) “to minimise the impacts of urban stormwater on properties, native vegetation or receiving waters” as the proposal fails to satisfactorily address the issues related to stormwater, as outlined under Item 3 below.

3. *The proposal fails to satisfy the following requirements of Holroyd Development Control Plan (HDCP) 2013 – Part A (pursuant to Section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act, 1979) :-*

- 3.1 *Part A, Clause 7– Stormwater Management*

- 3.1.1 *The applicant has failed to comply with Council’s On Site Detention Policy with regard to maximum ponding depths and above ground storage within private courtyards.*

- 3.1.2 *The applicant has failed to submit details of the hydraulic evaluation of the overland flow.*

Comment

The current S82(A) review application is accompanied by stormwater drainage plans which have been reviewed by Council’s Development Engineer and are considered satisfactory subject to the imposition of conditions.

4. *The proposal fails to satisfy the following requirements of Holroyd Development Control Plan (HDCP) 2013 – Part B (pursuant to Section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act, 1979) :-*

4.1 Car Parking and Roads

4.1.1 *The applicant has failed to provide swept path analysis demonstrating the following:*

- i) *A B99 vehicle operating the intercom at the top of the ramp can enter the basement and into the western parking aisle.*
- ii) *A B99 vehicle can pass another B85 vehicle at the passing bays/areas at the top and bottom of the ramp.*
- iii) *Vehicles can enter and exit the driveway in a forward direction. Details of the road including, kerb line, signs, traffic devices, power poles, linemarkings, other structures and neighbouring driveways have not been provided.*

- 1) 4.1.2 *The applicant has failed to provide sufficient details to assess the traffic safety measures to manage vehicles entering and exiting the basement from/to the western parking aisle.*

Comment

The current S82(A) review application is accompanied by amended plans which have been reviewed by Council's Traffic Engineer and are considered to be satisfactory subject to the imposition of conditions.

4.2 Universal Housing and Accessibility

The proposal fails to demonstrate that an accessible path of travel is provided to the residents in terms of access from the basement to the ground floor units considering the location of the stairs and the chair lift.

Comment

The proposal has been amended to provide an accessible path of travel to the residents from the basement to the ground floor units and is considered satisfactory as discussed later in the report under the assessment against *Holroyd DCP 2013, Part A, Clause 1.12- Universal Housing and Accessibility*.

4.3 Private Open Space (POS)

- 4.3.1 *In accordance with Section 1.5, Part B of HDCP 2013, the POS shall be provided at the rear or the side of the dwellings. Units 1 and 2 fail to comply with this requirement. Further, the proposal fails to provide sufficient private open space in accordance with the HDCP 2013.*

Comment

The proposal has been designed to respond to the site characteristics being a corner lot and the development is consistent with the objectives of the HDCP 2013, Part B, Clause 1.5- Landscape Area and satisfies the specific controls of Section 5.2 which allow the private open space of multi dwelling development to intrude within the front setback provided the proposal satisfactorily maintains residential amenity. This is further discussed in detail later in the report.

Additionally, the architectural plans are recommended to be amended in red to ensure that the POS of Unit 1 is limited to half the front setback and enclosed with appropriate fencing for the maintenance of privacy and internal amenity of the residents.

4.3.2 Principal Private Open Space

The HDCP 2013 under Section 1.5, Part B requires principal private open space to be provided with a minimum dimension of 4 metres and clear of all structures including posts. The proposal fails to comply with this requirement.

Comment

The proposal has been amended to address the aforementioned requirements by virtue of increasing the rear setbacks of Units 2 to 9 from the southern boundary. It is noted that Units 8 and 9 do not strictly comply with the numerical controls, however, the proposal generally complies with the objectives of the control in that both units provide an appropriate area for passive and active recreation uses at ground level. This is further discussed in detail later in the report.

Furthermore, the architectural plans have been amended in red to increase the landscape area/private open space of Units 8 and 9, which will further enhance and address the objectives of the aforementioned control.

4.4 Sunlight Access

In accordance with Clause 1.8, Part B of HDCP 2013, the proposed development shall provide a minimum of 3 hours of sunlight to the living rooms of neighbouring dwellings between 9am and 4pm in mid-winter. The proposal fails to demonstrate that solar access of adjoining property No. 137, Station Street, Wentworthville will be maintained in accordance with the requirement of HDCP 2013.

Comment

The proposal has been amended to increase the setback from the southern boundary and reducing the overall bulk and scale (by deleting the third level attics), thus improving solar access to the neighbouring property (137 Station Street) and is considered satisfactory. The shadow analysis also demonstrates that adequate solar access is maintained to the neighbouring residential dwelling to the south.

Furthermore, a close analysis of the existing and proposed shadows identifies that the proposed development will slightly increase the amount of solar access to the private open space of the adjoining south dwelling. Refer to the solar access discussion later in the report.

4.5 Setbacks

The proposal fails to provide an acceptable level of neighbourhood amenity in terms of setbacks and visual privacy to the adjoining properties. In particular, Unit 9 fails to provide a minimum 4 metre rear setback along the western elevation as required under Clause 5.2, Part B of HDCP 2013. Further, the encroachment of the first floor balconies of Unit 9 within the rear setback will significantly impact on the privacy of the adjoining residents.

Comment

The visual privacy along the western elevation has been improved by the relocation of balconies of Unit 9 along the north elevation facing Bennett Street and no first floor openings are now proposed along the west elevation.

Notwithstanding this, the ground floor rear setback of Unit 9 does not comply with the aforementioned requirements, however, this minor variation is accepted on merits as the rear elevation is well articulated and the setback provides adequate POS and deep soil landscape planting. In addition, this elevation adjoins a school building that provides a setback of approximately 5m to the common

boundary. Further, any potential overlooking impacts from the ground floor windows are ameliorated by the provision of 2.1m high rear boundary fence.

5. *The proposal fails to submit documentation demonstrating compliance with regard to the following matters which is inconsistent with the provisions of the Environmental Planning and Assessment Regulation 2000 (pursuant to Section 79C (1)(a)(iv) of the Environmental Planning and Assessment Act 1979) :*

5.1.1 *The applicant has failed to submit amended stormwater plans that show the correct pit levels of Unit 5 courtyard.*

5.1.2 *The applicant has failed to submit amended stormwater, architectural and landscape plans which are consistent with each other with regard to pits, retaining walls/basin and OSD design.*

5.1.3 *The applicant has failed to provide plans which are consistent with each other with regard to ramp gradients (i.e. 1:4 or 1:5).*

Comment

The proposal is accompanied by amended architectural, landscape and stormwater drainage plans which have been reviewed by Council's Development Engineer, Traffic Engineer and Landscape officer and are considered satisfactory subject to imposition of appropriate conditions of consent.

Section 79C of the Environmental Planning and Assessment Act, 1979 (The EP&A Act)

The application has been assessed against the relevant matters for consideration under Section 79C(1) of the Environmental Planning and Assessment Act, 1979 as amended. The assessment is as follows:

Section 79C(1) Matters for consideration – general

(a) the provisions of:

- (i) **any environmental planning instrument,**

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A BASIX Certificate (No. 591989M_02, dated 15 December 2015) has been submitted with the application and demonstrates that the proposed development meets the required water, thermal comfort and energy targets.

State Environmental Planning Policy No. 55 – Remediation of Land

The intent of *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55) is to provide a consistent approach to the remediation of land across the State by specifying certain matters that Consent Authorities must consider when determining development applications on land which is potentially contaminated.

Under the provisions of Clause 7 of SEPP 55 the Consent Authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated. If the land is found to be contaminated, the Consent Authority must be satisfied that the land is suitable in its contaminated state or can and will be remediated in order for it to be suitable for the purpose for which the development is proposed.

A preliminary site investigation was not required as the existing land use is not considered as an activity that may cause contamination.

State Environmental Planning Policy (Affordable Rental Housing) 2009

The proposal has been designed in accordance with the provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP). The SEPP was introduced on 31 July 2009 to promote infill affordable rental housing in existing residential areas that are accessible by public transport.

The subject DA falls under Part 2 New affordable rental housing, Division 1 In-fill affordable housing. An assessment against the relevant ARHSEPP clauses is provided in the table below:

Part 2, Division 1 In-fill Affordable Housing

Standard	Required/Permitted	Provided	Compliance
10	Development to which Division applies – (1) This Division applies to development for the purposes of dual occupancies, multi dwelling housing or residential flat buildings if:	Proposed development is multi dwelling housing which is permitted in R3 Zone - Medium Density	Yes

	<p>a) the development is permitted with consent under another environmental planning instrument, and</p> <p>b) Is on land not containing a heritage item or an interim heritage order item that is identified in an environmental planning instrument, or on the State Heritage Register under the Heritage Act 1977.</p>	<p>Residential under HLEP 2013.</p> <p>Land does not contain a heritage item.</p>	<p>Yes</p>
	<p>(2)Despite subclause (1), this Division does not apply to development on land in the Sydney region unless all or part of the development is within an accessible area.</p>	<p>The subject site is within an accessible area as it is within 800m walking distance to a public entrance to a railway station (Wentworthville).</p>	<p>Yes</p>
	<p>(3)Despite subclause (1), this Division does not apply to development on land that is not in the Sydney region unless all or part of the development is within 400 metres walking distance of land within Zone B2 Local Centre or Zone B4 Mixed Use, or within a land use zone that is equivalent to any of those zones.</p>		<p>N/A</p>
13	<p>Floor space ratios –</p> <p>(1)At least 20% of GFA must be for affordable housing.</p> <p>(2)Where existing max FSR is 2.5:1 or less, & percentage of GFA used for affordable is less than</p>	<p>The applicant has indicated that 175m² (20% of GFA) i.e.; 2 Units (Units 2 & 4) will be dedicated as affordable housing.</p> <p>The Holroyd LEP 2013 stipulates an FSR of 0.7:1.</p>	<p>Yes</p> <p>Yes</p>

	50%, the max permitted FSR is existing plus bonus based upon % proposed	The ARH SEPP allows a FSR bonus of 0.2% Total FSR allowable = $(0.7 + 0.2) = 0.9:1$ With a site area of 1024m ² , the max permitted floor area is 921.6m ² . The proposed floor area is 870.9m ² or 0.85:1.	
14	<p>Standards that cannot be used to refuse consent –</p> <p>1) Site and solar access</p> <p>b) site area - is at least 450 m²</p> <p>c) Landscaped area to be 30% of site area.</p> <p>d) Deep soil zone - if 15% of site area is deep soil, with 3m dimension. If practical, at least 2/3rds of the area should be to the rear of the development.</p> <p>e) Solar access - if living rooms & private open spaces for at least 70% of units receive a minimum of 3 hours direct sunlight between 9am & 3pm in mid-winter</p>	<p>Site area is 1024m².</p> <p>Required= 307m² Proposed= 272m² which is equivalent to 26.5%. Refer to discussion below</p> <p>Required= 153.6m² Proposed= 113.4m² which is equivalent to 11%. Refer to discussion below.</p> <p>With 9 units proposed, 6 units are required to receive 3 hours solar access to living areas and POS. 7 units receive minimum solar access requirements.</p>	<p>Yes</p> <p>*No, but considered acceptable.</p> <p>*No, but considered acceptable.</p> <p>Yes</p>
	<p>2) General</p> <p>a) Parking</p> <p>ii) 1 bedroom - 0.5 space 2 bedrooms - 1 space ≥3 bedrooms - 1.5 spaces</p> <p>b) Dwelling size if units have</p>	<p>7 x 2 b/r = 7 carspaces 2 x 3 b/r = 3 car spaces Required = 10 Proposed = 14 car spaces provided.</p> <p>The units meet the</p>	<p>Yes</p> <p>Yes</p>

	GFA of: 35m ² per studio unit 50m ² per 1 bedroom unit 70m ² per 2 bedroom unit	required minimum sizes.	
15	Design Requirements –	<i>See Comments Below.</i>	No (in relation to solar access).
16A	Character of local area –	<i>See Comments Below.</i>	Yes
17	Must be used for affordable housing for 10 years – Condition must be imposed to ensure that the affordable units will be used as such for 10 years from issue of Occupation certificate, & will be managed by a registered community housing provider	Condition will be imposed requiring Units 2 and 4 to be affordable housing.	Yes
18	Subdivision – Land on which development has been carried out under this Division may be subdivided with the consent of the consent authority.	Subdivision is not proposed as part of this application.	Yes

*Landscaping

The landscaping component is non-compliant with the numerical controls stipulated in the SEPP but complies with the HDCP 2013 requirements. Over all, the non-compliance is minor and can be accepted on merits as appropriate landscaping is provided along the sides, rear and front setback areas which will optimise growth of trees and other appropriate planting within the site. Further, the landscaped plan has been reviewed by Council Landscape Officer and considered satisfactory subject to imposition of condition.

Additionally the architectural plans have been amended in red to increase the landscape area/private open space of Units 8 & 9 by 30.5m² which will provide a total landscape area of 302.5m² (equivalent to 29.5%) and therefore is considered satisfactory.

***Deep soil zones**

The ARH SEPP stipulates a deep soil zone of 15% for the subject site, however 11% of the site area is proposed to be deep soil zone. Despite this non-compliance, the proposed development is still considered to provide opportunity to plant trees and appropriate vegetation above the basement to supplement deep soil planting which will provide amenity, improve air quality and reduce stormwater runoff.

Additionally the architectural plans have been amended in red to increase the deep soil area along western boundary by 16.4m²; thus providing a total deep soil area of 130m² (equivalent to 13%), which will further maximise the areas for planting trees and landscaping.

Clause 15 – Design Requirements

This clause requires consideration be given to the provisions of the document titled “Seniors Living Policy: Urban Design Guidelines for Infill Development.” In summary, an assessment of the proposal against this Policy revealed that:

- The subject site is located within an area which has a mix of single dwellings and medium/high density developments and the proposed multi dwelling development is compatible to this mix.
- Proposed development is articulated through openings and variation of colours and finishes. The development responds to the site characteristics to adopt an appropriate built form and scale in terms of bulk and height.
- The development responds to the solar access opportunities of the site.
- Private open space for each unit is located directly off each main living area.
- Sufficient car parking is provided.
- The solar access impact on adjoining properties is considered satisfactory as discussed later in the report.
- The privacy impact on adjoining properties is satisfactory given the privacy measures which have been taken into account.

Clause 16A – Character of local area

This clause was introduced with ARH SEPP 2011 (Amendment) and requires the consent authority to take into consideration whether the design of the development is compatible with the character of the local area. As demonstrated throughout this report, the proposed development is defined as a multi dwelling development which is a permissible form of development in the Medium Density –R3 zone under the Holroyd Local Environmental Plan 2013. The assessment demonstrates that the proposed development is compatible with the established and desired future character of the locality.

Holroyd Local Environmental Plan (HLEP) 2013

The site is zoned R3 Medium Density Residential under the Holroyd LEP 2013. The proposed development is defined as 'Multi Dwelling Housing' under the LEP, which is a permissible use within the R3 zone, and is subject to the consent of Council.

The objectives of the R3 zone are:

- To provide for the housing needs of the community within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide a variety of housing types within a medium density residential environment

The proposed development enables an infill medium density housing style and is in context with surrounding residential development that complies with the objectives of the zone.

An assessment against the relevant LEP clauses is provided in the table below:

Standard	Required/Permitted	Provided	Complies
4.3	Height of Buildings - Max. 9m	The proposal has a maximum height of 6.8m and complies with the maximum 9m building height.	Yes
4.4	Floor Space Ratio (FSR) Max permitted 0.7:1 plus additional 20% ARH SEPP bonus: With a site area of 1024m ² , the max permitted FSR is 0.9:1 i.e; 921.6m ² .	FSR proposed=870.9m ² (0.85:1).	No, but complies with ARH SEPP which prevails over the LEP.
5.9	Preservation of Trees or Vegetation	Council's Landscaping section has reviewed the proposal and has no objection subject to conditions.	Yes
5.10	Heritage	The site is not heritage-listed. However, is within the vicinity of 3 local heritage items; - 3 & 9 Bennett Street	Yes

		and 42 Garfield Street. Council Heritage Section has reviewed the proposal and is considered to be satisfactory as the proposed development would not have any adverse impact on the heritage significance of the aforementioned heritage items.	
6.1	Acid Sulfate Soils	The site is not located on ASS Classified lands.	Yes
6.4/6.7	Flood Planning and Stormwater Management	The subject site is not flood affected. Council's stormwater engineer has found the stormwater plans and calculations submitted with the application to be acceptable subject to 'Schedule A' conditions.	Yes
6.5	Terrestrial Biodiversity	There is no evidence of any terrestrial biodiversity on the site.	Yes
6.8	Salinity	The site is located on lands identified as being affected by moderate salinity. Appropriate conditions of consent relating to salinity will be imposed should consent be forthcoming.	Yes

(ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and

There are no draft planning instruments applying to the land.

(iii) any development control plan,

Holroyd Development Control Plan 2013

The following is an assessment of the proposed development against the relevant clauses and provisions of HDCEP 2013:

Part A – General Controls			
Control	Required/Permitted	Provided	Complies
2.4	<p>Vehicular Crossings, Splay Corners, Kerb & Guttering -</p> <p>VC to be reconstructed if in poor condition, damaged or design doesn't comply.</p> <p>Corner sites VC to be min. 6m from the tangent point</p> <p>Corner sites require 3m x 3m splay corner to be dedicated.</p>	<p>2 existing crossings to be made redundant and 1 new crossing proposed.</p> <p>Greater than 6m setback provided.</p> <p>Council's Development Engineer has reviewed the proposal and considered satisfactory subject to conditions.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
3.3	<p>Dimensions of Car -</p> <p>- 1 space /2 b/r unit (7 units) = 7 spaces</p> <p>- 1.2 spaces /3 b/r unit (2 units) = 2.4 spaces</p> <p>Visitor parking : 0.2 spaces/unit (9 units) = 1.8 spaces</p> <p>Total spaces required = 11.2 car spaces</p>	<p>A total of 14 car spaces provided within the basement which is in excess of the DCP requirements.</p> <p>Council's Traffic Engineer has assessed the submitted plans and advised the proposal is satisfactory subject to conditions.</p>	<p>Yes</p>
3.5	Driveways shall be setback a minimum of 1m from the side boundary.	The proposed driveway is located 1m from the south boundary.	Yes
3.6	Accessible parking - 2 spaces per 100 spaces	2 accessible spaces are provided.	Yes
6.1	Retaining walls	Retaining walls upto a	Yes

	- Generally <1m in height.	maximum height of 1.1m are provided within the front setback. Considered satisfactory with condition.	
6.3	Erosion and Sediment Control	An erosion and sediment control plan was submitted and is considered to be acceptable.	Yes
7.4	Stormwater Management – Easements	Council's Development Engineer has reviewed the Stormwater Drainage Plans and advises that the design is acceptable subject to conditions.	Yes
11	Site Waste Minimisation and Management Plan (SWMMP)	Council's Waste Officer has reviewed the proposed waste and recycling arrangements and SWMMP and advised that they are acceptable.	Yes
Part B – Residential Controls			
1.1	Building Materials – Schedule of Colours & Finishes to be submitted.	Materials, colours and finishes acceptable. Driveway colour shall be submitted; to be conditioned.	Yes
1.2	Fences – Front fences to be solid ≤1m and be ≥50% transparent to 1.5m	A front fence is proposed which is solid to a height of 1 metre along and is 50% transparent up to a height of 1.5 metres. A similar fence is proposed along the secondary street and considered satisfactory.	Yes
1.3	Views – Minimise obstruction of views	No significant views will be affected.	Yes

1.5	Landscaping – Min. 20% of site area; 2m wide; ground level where possible	Required= 204.8m ² Provided= 272m ²	Yes
	Max. 50% of provided landscaped area shall be forward of the front building line. Majority of landscaped area to be at the rear of the building.	The control does not strictly apply in this instance as the subject site is a corner lot and the landscape area is provided either along the street or within the rear setback of each unit. The front setback is planted out, providing a satisfactory streetscape and each POS area has soft surface landscaping.	Yes
	Private Open Space (POS) – Located at the rear or side of dwelling	The POS for the majority of the units complies with this requirement except for Unit 2 which is proposed within the front setback along Station Street and Bennett Street.	*No but considered acceptable on merits. Refer to discussion below.
	Located at ground level. Minimum dimension of 3m.	POS of all units is provided at ground level with a minimum dimension of 3m.	Yes
	Directly accessible from a main living area.	POS is accessible from kitchen or living areas.	Yes
	Areas for clothes drying.	Each POS has an area for clothes drying.	Yes
	Principal private open space (PPOS) shall have a minimum dimension of 4 metres, have direct access from a major living area of the dwelling and be clear of all structures, including	All units comply except for Units 8 & 9. Refer to earlier discussion under the 'Grounds for Refusal'.	Yes, considered acceptable subject to condition of consent and amendments

	<p>posts.</p> <p>Private open space at a rate of 20% of the total floor area shall be provided for each dwelling within a multi dwelling housing development and this shall include the principal area of 16m².</p> <p>Required:</p> <p>Unit 1 – 16.8m² Unit 2 – 16m² Unit 3 – 19m² Unit 4 – 19m² Unit 5 – 20m² Unit 6 – 20m² Unit 7 – 19m² Unit 8 – 20.8m² Unit 9 – 21.4m²</p>	<p>The primary private open space for each unit is proposed at the rear of each, however, additional open areas are also provided along the secondary street frontage which optimise usability and accessibility with good solar access. Further, these areas are enclosed with 1.5m high fencing to ensure internal privacy and amenity of the residents is maintained.</p> <p>Proposed</p> <p>Unit 1 – 30m² Unit 2 – 17m² Unit 3 – 29.5m² Unit 4 – 30.5m² Unit 5 – 29.5m² Unit 6 – 28.2m² Unit 7 – 29.2m² Unit 8 – 27.3m² Unit 9 – 38.7m²</p>	<p>in red on plans</p> <p>Yes, except Unit 8 which will comply with the recommended condition of consent; as discussed earlier in the report.</p>
1.6	<p>Safety & Security – CPTED (Surveillance, Access Control, Ownership)</p>	<p>Gates and fencing provide access control to the dwellings. Casual surveillance of the street is maintained from the front doors and windows of the habitable rooms.</p>	<p>Yes</p>
1.8	<p>Sunlight Access – Design and orientate dwelling to maximise northerly aspect.</p> <p>1 main living area of new dwelling to receive 3 hours direct sunlight between 9am and 4pm, 22 June.</p>	<p>Living areas and POS are orientated towards north where possible.</p> <p>Refer to earlier discussion under ARH SEPP.</p>	<p>Yes</p> <p>Yes</p>

	1 main living area of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June.	The adjoining south dwelling No. 137 Station Street, Wentworthville has 4 north facing windows comprising of bedrooms, bathroom and a living room. Hourly shadow diagrams demonstrate that the living room window, the second window from the rear of the dwelling, will receive over 3 hours of solar access. Furthermore, the west facing dining room window, which services the weatherboard extension of the dwelling, will also be able to receive solar access from 11.30am until 2.30pm, which is the minimum 3 hour requirement. In this regard, satisfactory solar access is provided to No. 137 Station Street, Wentworthville.	Yes
	Min. 50% of required POS of new dwelling to receive 3 hours direct sunlight between 9am and 4pm	POS receives the required amount of sunlight.	Yes
	Min. 50% of required POS of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm.	The POS area does not strictly comply with the numerical control. Refer to the discussion below*.	No but considered acceptable on merits.
1.9	Cut and Fill – Cut: max. 1m; max. 0.45m within 0.9m of side/rear boundary.	All proposed cut within the guidelines.	Yes
	Fill: max. 0.3m within 0.9m	All proposed fill within the	Yes

	of side/rear boundary; ≥0.6m to be contained within the building; if > 0.15m shall occupy max. 50% of the landscaped area.	guidelines.	
1.11	Vehicular Access and Driveways – VC min. 3m wide and max. 5m wide at boundary (can consider 6m for multi-unit) Driveway to be 1m from side boundary and landscaped.	1 crossing proposed which is 6m wide 1m setback provided and landscaped.	Yes Yes
1.12	Universal Housing and Accessibility – 15% of units shall be adaptable units Class B.	2 units are required to be adaptable and provided.	Yes
5.1	Lot Size and Frontage – The minimum lot size for multi dwelling housing is 900m². Multi dwelling housing is not permitted with a frontage to roads with a carriageway less than 6.5 metres. A minimum lot frontage of 20 metres at the building line for multi- dwelling housing is permitted where basement parking is proposed.	Lot size is 1024m². Carriageway is greater than 6.5m. The site has a frontage of 20.42m along Station Street and basement parking is proposed.	Yes Yes Yes
5.2	Setbacks – The minimum setback from the principal street frontage shall be 6 metres. For a corner allotment, the minimum setback from the secondary street frontage	6m setback is provided along Station Street. A setback of 4m is provided from the building; however, a minor variance of 1.8m to the	Yes Yes

shall be 4 metres.	lift is proposed, which is considered satisfactory as the proposed structure integrates well with the overall design.	
Basement car parks are not to extend beyond the building envelope into the front setback.	Basement car park does not extend into the front setback.	Yes
The minimum side setback shall be 900mm.	Provided	Yes
The minimum rear setback is 3 metres for each dwelling within a multi dwelling development.	Rear setback of Unit 9 along south elevation does not comply with this requirement; however, no openings are proposed. Further, the architectural plans have been amended in red to ensure Unit 9 achieves the required setback of 3m.	Yes, considered satisfactory subject to condition.
Second storeys and above shall be setback at least 4 metres from the rear and side property boundaries of the dwelling.	Provided.	Yes
Notwithstanding the above, the rear boundary of the property site shall have a minimum setback of 4 metres.	Unit 9 is setback 3m from the existing rear property boundary (i.e; adjoining school building provides approx. 5m setback to common boundary) and the distance between buildings does not compromise solar access, this shortfall is considered satisfactory, and on merit the development can be supported.	No, but considered acceptable on merits.
Any elevation that is within	No openings associated with	Yes

	<p>3 metres of a boundary shall not contain any openings associated with the main living area.</p> <p>For multi dwelling development, private open space courtyards may intrude into the front setback where it is demonstrated that issues of privacy and residential amenity are maintained and the streetscape is reasonably consistent with established dwellings. Any such intrusion shall be limited to half the front setback.</p>	<p>the main living area are proposed within 3 metres of a boundary.</p> <p>POS of Units 1 and 2 are provided within the front setback which is in accordance with the control and contributes to the activation of the street and promotes passive surveillance.</p> <p>Further, amenity and privacy of the residents will be maintained through the provision of appropriate fencing which can be addressed through condition of consent requiring the fence of Unit 1 to intrude only within half the front setback area.</p>	<p>Yes</p> <p>Yes, considered satisfactory subject to condition of consent.</p>
5.3	<p>Height – The maximum height for multi dwelling housing is two (2) storeys.</p> <p>The minimum floor to ceiling height for all development shall be 2.4 metres.</p> <p>Two storey dwellings shall have a maximum building height of 9 metres.</p> <p>Two storey development, where dwellings face a secondary street (including corner allotments and laneways) may be considered where</p>	<p>Two (2) storey development is proposed.</p> <p>2.4m height is provided.</p> <p>Maximum building height is 6.9m.</p> <p>2 storey development faces the secondary street of Bennett Street.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

	<p>development:</p> <ul style="list-style-type: none"> •Provides front setbacks as required for primary street frontages, where development is oriented and has a driveway to that street, •provides all landscaped area and private open space as required by the DCP, •sunlight access is achieved as required by the DCP, •is within the two storey height zone. <p>Attics are permitted in multi dwelling housing only where they comply with all other height and floor to ceiling height requirements.</p>	<p>Although development is orientated to that street, the driveway for the development is not from the secondary street and in this regard a 6m setback is not required.</p> <p>Satisfactory landscaping and POS are provided to the units. Refer to discussion on POS at the end of this table.</p> <p>Solar access to living rooms is achieved except for Unit 8; the proposal complies with ARH SEPP (refer to previous discussion under ARH SEPP).</p> <p>Solar access to the POS of No. 137 Station Street is considered acceptable. Refer to the discussion below*.</p> <p>The subject site is within a 2 storey height zone.</p> <p>The proposal is a two storey development and no attics are proposed.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No, but considered acceptable on merits.</p> <p>Yes</p> <p>Yes</p>
5.4	<p>Building Appearance – Have regard to the size/shape/orientation of lot; style not to be in strong visual contrast to locality.</p> <p>Bulk and scale: Max. 10m blank wall on first floor side; min. 1m wide indent</p>	<p>The proposed development is considered acceptable in the context of the street.</p> <p>The elevations are well articulated with the provision of architectural features,</p>	<p>Yes</p> <p>Yes</p>

	<p>from ground floor external wall.</p> <p>Front Façade: Dwellings with street frontage shall orientate the dwelling entry and at least one window to a habitable room overlooking all public domain areas on the ground floor.</p> <p>Multi dwelling housing on steep sites shall be split level construction; incorporate cross ventilation; non-living areas to be orientated to the sides and rear of the dwelling house.</p>	<p>openings and materials.</p> <p>Porches, entries, bedroom and living room windows overlook the street.</p> <p>Dwellings are stepped to address the slope of the site.</p>	<p></p> <p>Yes</p> <p>Yes</p>
--	---	---	-------------------------------

***Private Open Space (POS) of the adjacent dwellings**

The POS area does not strictly comply with the numerical control as the proposed building will overshadow more than 50% of the area between 9:00am and 4:00pm. It is pertinent to note that the adjoining site is currently overshadowed by existing improvements on the subject site and is dotted with a number of outbuildings organised which only leaves small pockets of open space in-between.

Notwithstanding, hourly shadow diagrams demonstrate that the existing substantive POS area (immediately adjoining the rear of the dwelling and adjacent to the driveway) would only receive up to 2 hours of solar access. A close analysis of the existing and proposed shadows identifies that the proposed development will slightly increase the amount of solar access over the POS of adjoining site (refer to the comparison table below) and therefore, considered acceptable on merits.

It should be noted that the POS area currently does not achieve the 3 hrs of sunlight as stipulated under the HDCP 2013, due to overshadowing from existing structures. It achieves around 2 hrs and the proposed development would not further compromise the current situation.

Private Open Space of 137 Station Street = 94.97m ² Minimum 50 % shall be able to receive 3 hrs of solar access: 46.5m ²		
Hour	Existing solar access (POS)	Proposed solar access (POS)
9am	25.81m ²	4.96m ²
10am	46m ²	26.21m ²
11am	57.16m ²	50.75m ²
12pm	48.07m ²	54.65m ²
1pm	32.24m ²	47.27m ²
2pm	4.93m ²	28m ²
3pm	0	3.58m ²
4pm	0	0
Total area	214.21m ²	215.41m ² ; i.e.; 0.6% more than the existing.

"(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and"

There are no planning agreements applicable to the proposed development.

"(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph) that apply to the land to which the development application relates,"

The proposal is consistent with the requirements of the Environmental Planning and Assessment Regulations, 2000.

"(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,"

The site will be landscaped as part of the development. This will soften the impact of the proposed development on its surrounds and on the natural environment. New plantings will further embellish the landscape character of the site.

Built Environment

The proposed development will have a positive impact on the built environment in terms of its streetscape presentation and overall bulk and scale of the development.

Social Impact

The proposed development is not envisaged to have any adverse social impacts.

Economic Impact

The proposed development is not anticipated to have any adverse economic impacts and is likely to positively contribute to employment opportunities during the construction period of the development.

"(c) the suitability of the site for the development,"

The site is considered to be suitable for the proposed development with respect to its land use zoning, its context, surrounding land uses and built form.

(d) any submissions made in accordance with this Act or the regulations,

Notification period: 13 January 2016 to 10 February 2016.

During the notification period two (2) submissions were received. The issues raised in the submissions are discussed below:-

Impact on Parking, Local Traffic & Traffic Island

Concern is raised with regard to parking, increase in local traffic and impact on the children safety of the adjoining Catholic School along Bennett Street. Concern is also raised with regard to the children using the pedestrian crossing (refuge island) opposite the proposed development along Station Street and the provision and location of the proposed driveway.

Comment:*Parking*

The proposed development complies with the parking controls within SEPP (Affordable Rental Housing) 2009 and Holroyd DCP 2013 as follows:

Parking requirement under the ARH SEPP:

Total parking required for 9 units = 10 car spaces

Total spaces provided for the development = 14 car spaces

Parking requirement under Holroyd DCP 2013:

Parking required for 9 units = 9.4 car spaces

Parking required for the visitors = 9x 0.2 car spaces = 1.8 car spaces

Total spaces required for the development = 11.2 car spaces; provided = 14 car spaces

The provision of 14 car spaces is in excess of the minimum parking requirement for such development under the ARH SEPP and HDCP 2013 and therefore, the proposed development will not result in any additional on street parking. Further, it is pertinent to note that the existing two vehicular crossings on Bennett Street are proposed to be made redundant, which would result in the availability of additional on street parking on this street.

Impact on local traffic/pedestrians

Council's Traffic Engineer have reviewed the proposal and does not consider that the required car parking spaces will generate significant vehicle trips per hour that will impact on local traffic particularly during morning and afternoon school drop off and pick up times (5 vehicles per peak hour calculated). Furthermore, should consent be granted, conditions of consent will be imposed which require the provision of safety mechanisms onsite including convex mirrors along the vehicular access ramp and maintenance of clear sight lines from the ramp towards the pedestrian crossing, to minimise the impact of vehicles exiting the basement car park on the safety of the pedestrians.

Driveway

The location of the vehicle crossing and driveway on Station Street have been assessed by Council's Traffic Engineer and considered to be satisfactory. Furthermore, the driveway/ramp down to basement car parking will reduce any perceived noise or amenity impacts on the adjoining south dwelling as most vehicular movement will be below ground.

Incorrect Plans

Concern is raised with regard to inadequate information shown on the shadow diagrams including dining and kitchen extensions at the rear of adjoining property No. 137 Station Street, Wentworthville. The plans have not taken into account the outbuildings at the rear of the property. Further, the shadow diagrams provide incorrect reference with regard to the times of the day.

Comment:

An amended site analysis plan and shadow diagrams have been submitted to Council showing the existing dining room and kitchen extension on the adjoining south lot, No. 137 Station Street, Wentworthville. Furthermore, correct reference to the times of the

day and details of outbuildings including the detached garage at the rear have been shown on the amended site analysis plan.

For the purposes of assessing solar access to the adjoining property, it is not required to show outbuildings on shadow diagrams as these are considered to be non-habitable structures and therefore do not contain living areas which the DCP requires to be taken into consideration when assessing solar access. Notwithstanding, amended plans have been submitted showing the location of outbuildings on the adjoining south lot, No. 137 Station Street, Wentworthville which is considered satisfactory.

At the time of writing this report, the amended plans were sent to the objector, for their information.

Shadow impact on the existing adjacent dwelling

Concern is raised regarding the effect the proposed development will have on the sunlight and natural airflow received by No. 137 Station Street, Wentworthville.

Comment:

Plan view and elevation shadow diagrams have been submitted demonstrating the shadow impacts of the proposed development on the existing adjacent development at No. 137 Station Street, Wentworthville. The plans submitted demonstrate that the north facing living room window, the second window from the rear of the dwelling, will receive over 3 hours of solar access. Furthermore, the west facing dining room window, which services the weatherboard extension of the dwelling, will receive solar access from 11.30am until 2.30pm, which is the minimum 3 hour requirement. In this regard, satisfactory solar access is provided to the living area of No. 137 Station Street, Wentworthville.

Furthermore, the POS area currently does not achieve the 3 hrs of sunlight as stipulated under the HDCP 2013, due to overshadowing from existing structures. It achieves around 2 hrs and the proposed development would not further decrease the amount of solar access to the existing POS area, as discussed previously in the report.

With regard to air flow, the proposed development provides a greater side setback than the minimum 0.9m that would be permitted for single dwellings or dual occupancy development and a greater side setback than the existing dwelling and outbuildings onsite. In this regard, air flow to and from No. 137 Station Street, Wentworthville will not be reduced by the proposed development.

Loss of Privacy

Concern is raised that the proposed development will reduce the privacy currently enjoyed by existing residents at No. 137 Station Street, Wentworthville.

Comment:

Visual privacy of the adjoining properties is maintained through the appropriate size of openings and provision of privacy louvers to the first floor windows. Also, the first floor windows service bedrooms which are considered to be low-use rooms. Furthermore, as the average eye level of an adult is 1.5 metres, 1.8m high boundary fencing will screen up to 1.5m above the finished surface level of private open space areas of the proposed dwellings.

In addition, the finished floor levels of ground floor living areas are not elevated and aforementioned fencing of 1.8m will limit opportunities for overlooking. This will ensure a reasonable level of visual privacy is maintained between the proposed development and existing adjoining lots.

Noise and lights

Concern is raised regarding the amount of light and noise that will be generated by the proposed development and their impacts on No. 137 Station Street, Wentworthville.

Comment:

The proposed development has been reviewed by Council's Environmental Health Section and considered satisfactory subject to imposition of following condition of consent:

An acoustic report is to be prepared by an appropriately qualified acoustic consultant having the technical eligibility criteria required for membership of the Association of Australian Acoustical Consultants (AAAC) and/or grade membership of the Australian Acoustical Society (MAAS).

The report should consider noise emissions from the development including but not limited to proposed mechanical plant (air conditioners, automatic roller doors, ventilation plant for the underground car park). The report should be prepared in accordance with the NSW Environment Protection Authority Industrial Noise Policy.

Further, additional conditions of consent will be imposed to ensure that noise associated with the proposal will not adversely affect the amenity of adjoining neighbours.

In relation to the light spills from the proposed development, it is advised that any lighting used within the proposed development will be of domestic nature consistent with other residential development in the area. The proposal is therefore not considered to adversely impact on the amenity of adjoining neighbours by overspill of light. Further, should consent be granted, Council recommends the inclusion of the following condition:-

“Any lighting from the proposed development shall be designed as not to cause nuisance to other residences in the area, and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with AS4282-1997- Controls of the obtrusive effects of outdoor lighting. “

Appearance

Concern was raised that the modern architectural style of the proposal does not fit with the streetscape.

Comment:

The proposed development is considered to be sensitive infill development which is acceptable in its context in terms of streetscape presentation. The design elements of the proposed building include well-articulated facades and finishes that do not dominate or negatively impact upon the character of the existing streetscape. These design features present a development that is compatible with the existing and desired future character of the locality.

Location of Proposed Development Site Notice

Concern was raised that the location of the proposed development site notice placed by Council was inappropriate, being within the site on the dwelling to be demolished.

Comment:

The concern with regard to the location of the proposed development site notice is noted. It is advised that the notification of the proposed development was placed in local newspapers along with notification letters posted out to the adjoining neighbours as is the requirement under the Council notification policy, therefore ensuring that members of the public were notified and given opportunity to comment on the proposed development.

(e) the public interest.

The commentary above provides a response to the issues raised in the submissions. The proposed development is considered to be in the wider public interest as it satisfies the

relevant requirements and/or objectives of SEPP (Affordable Rental Housing) 2009, HLEP 2013, and HDCP 2013.

Internal Referrals

The development application was referred to Council's internal sections for comments. Below is a summary of the comments received:-

Development Engineer

Council's Development Engineer has assessed the application to be acceptable and has recommended "Deferred Commencement" conditions be imposed on any consent that is issued.

Traffic Engineer

Council's Traffic Engineer has assessed the application to be acceptable and has recommended conditions be imposed on any consent that is issued.

Environmental Health

Council's Environmental Health Officer has assessed the application to be acceptable and has recommended conditions be imposed on any consent that is issued.

Landscaping

Council's Landscaping Technical Officer has assessed the application to be acceptable and has recommended conditions to be imposed on any consent issued.

Access

Council's Access Consultant has assessed the application to be acceptable.

Waste Management

Council's Waste Management Officer has assessed the application to be acceptable and has recommended conditions be imposed on any consent that is issued.

Social Planning

Council's Social Planner has assessed the application to be acceptable.

External Referrals

No external referrals were required for the subject application.

Conclusion:

The subject application seeks a review of Council's determination of Development Consent No. 2014/593/1 pursuant to Section 82A of the Environmental Planning and Assessment Act, 1979 (The EP & A Act).

Pursuant to Section 97 (1) of the Act, Council must determine the current application within 6 months from the date of original determination. In this regard, the application is to be determined by 9 April 2016. Caution needs to be exercised if deferral is contemplated, as this Council meeting would be the last opportunity to determine the subject application.

The Development Application has been assessed against the relevant provisions of Section 79C of the Environmental Planning and Assessment Act, 1979 (The EP&A Act), State Environmental Planning Policy (Affordable Rental Housing) 2009, Holroyd Local Environmental Plan 2013 (HLEP 2013) and Holroyd Development Control Plan 2013 (HDCP 2013) and satisfactorily addresses the objectives and requirements of the above Environmental Planning Instruments and Development Control Plan.

A total of 2 individual submissions were received and the issues raised have been addressed in the report above.

Given the majority compliance and/or satisfactory address of relevant provisions and objectives and the submissions raised being addressed, the proposal is considered to be compatible with the area and an acceptable form of development for the site. In this regard, it is recommended that Council approve the Development Application, subject to the conditions provided within the Draft Determination Notice.

Financial Implications:

In the event of there being an appeal lodged to the Land and Environment Court, there are potential financial implications for Council associated with the engagement of solicitors and any subsequent legal proceedings associated with any appeal by the applicant. The legal proceedings associated with any such appeal would result in Council expending approximately \$20,000 - \$30,000 or more.

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.

Political Donations:

There are no political donations for Council associated with this report.

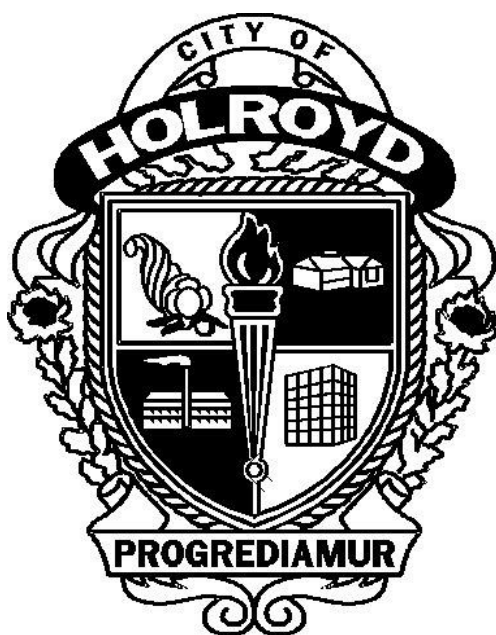
Report Recommendation:

- i) That Council approve DA 2014/593/1 subject to the conditions contained in the Draft Determination Notice of Consent Approval Letter (i.e. "Officers Draft Conditions of Consent") contained in the supplement of the Business Paper.
- ii) That persons who made a submission be advised of Council's determination.

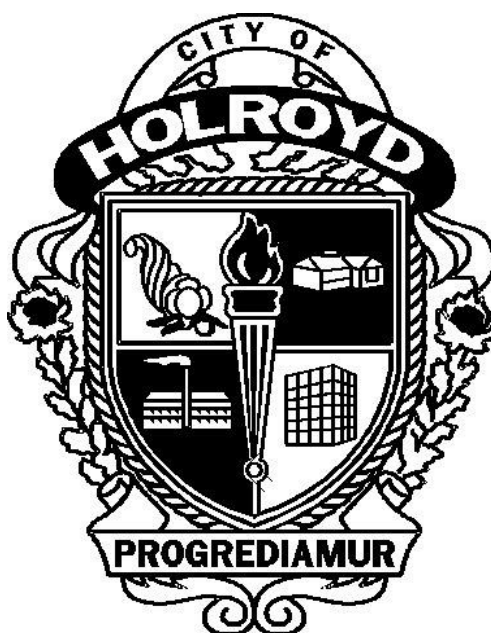
(Note: In accordance with Council's Code of Meeting Practice, a division is required for this item.)

Attachments:

- 1. Site Map - Objectors
- 2. Architectural Plans
- 3. Landscape Plans
- 4. Survey Plan
- 5. Officers Draft Conditions of Consent



HERITAGE COMMITTEE



HERITAGE COMMITTEE

**Index of the Meeting of the Heritage Committee
of the Council of the City of Holroyd, held in
Council Chambers, Memorial Ave, Merrylands
on Tuesday, 5 April 2016.**

Summary:

HE001-16	SUBJECT: MINUTES OF THE HERITAGE COMMITTEE - 7 MARCH 2016 BP16/310.....	53
HE002-16	SUBJECT: ITEM 1603/01 - MINUTES OF THE HERITAGE COMMITTEE - 7 DECEMBER 2015 BP16/347	57
HE003-16	SUBJECT: ITEM 1602/02 - HOLROYD HERITAGE AWARDS 2016 BP16/348	61
HE004-16	SUBJECT: ITEM 1603/03 - HOLROYD LOCAL HERITAGE GRANTS PROGRAM 2016 BP16/349	67

Minutes of the Heritage Committee - 7 March 2016

Responsible Department: Environmental and Planning Services
 Executive Officer: Director of Environmental & Planning Services
 File Number: INFOC/25 - BP16/310
 Delivery Program Code: 1.1.3 Coordinate committees and activities to facilitate participation in Council decision making.
 5.4.1 Maintain Heritage items and conservation areas and provide initiatives to conserve Holroyd's Heritage.
 20.4.1 Maintain community access and participation in Council committees.

HE001-16

Summary:

The following matters were considered by the Heritage Committee at its meeting of Monday, 07 March 2016, held in Committee Room 2 within the Council Administration Building, Memorial Avenue, Merrylands.

Meeting opened: 6:05pm

Present:

Clr. Greg Cummings (Mayor)
 Clr. Lisa Lake (Chair)
 Clr. Pam Coleman
 Ms Dorothy Warwick
 Ms Pat O'Brien
 Mr Greg Skelly
 Mr Rex Sorby
 Ms Julie Nixon
 Mr Michael Rogers (Coordinator Strategic Planning)
 Ms. Karen Hughes (Strategic Planner)
 Mr. Ron Edgar (Heritage Advisor)

Apologies:

Clr. Dr. Brodie
 Ms. Josie Moncrieff
 Mr. Ed Beebe.

Mr Beebe has notified Council of his resignation from the Committee, effective immediately. The Committee accepts his resignation and thanks Mr Beebe for his

service. Correspondence will be sent to Mr Beebe thanking him for his contribution to the Heritage Committee.

Report:

The following matters were considered at the meeting:

Item 1603/01 Minutes of the Heritage Committee Meeting 07 December 2015

Resolved by the Committee that this report be received without amendment.

Item 1003/02 Holroyd Heritage Awards 2016

Resolved by the Heritage Committee:

- i) That the proposed timeline of the Awards Program be revised by Council Officers so that the Heritage Committee recommendations are reported to Council prior to 30 June 2016.
- ii) That the Awards Program be notified to local High Schools, including the Art and History Departments, highlighting that the Category 3 – HistoResearch component entries can be submitted in a range of formats including artwork / visual presentations as well as text based works.
- iii) That a promotional notice be prepared for the Awards, that can be promulgated through electronic social media such as the Council Library Facebook page, Council's community page or organisations / societies pages.
- iv) That this report be received and to progress with the Awards Program incorporating the revised timeline and additional notifications.

Item 1603/03 Holroyd Heritage Grants 2016

Resolved by the Heritage Committee:

- i) That the proposed timeline of the Grants Program be revised by Council officers so that the Heritage Committee recommendations are reported to Council prior to 30 June 2016.
- ii) That this report be received and to progress with the Grants Program per the revised timeline.

General Business

Next Meeting: To be confirmed through the revised timeline for the 2016 Heritage Grants Program and the 2016 Heritage Awards Program.

Meeting Closed: 7:45pm

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:

The Heritage Committee recommends that the report be received.

Attachments:

Nil

Item 1603/01 - Minutes of the Heritage Committee - 7 December 2015

Responsible Department: Environmental and Planning Services
 Executive Officer: Director of Environmental & Planning Services
 File Number: INFOC/25 - BP16/347
 Delivery Program Code: 1.1.3 Coordinate committees and activities to facilitate participation in Council decision making.
 5.4.1 Maintain Heritage items and conservation areas and provide initiatives to conserve Holroyd's Heritage.
 20.4.1 Maintain community access and participation in Council committees.

Summary:

The following matters were considered by the Heritage Committee at its meeting of Monday, 7 December 2015, held in Committee Room 2 within the Council Administration Building, Memorial Avenue, Merrylands.

Meeting opened: 6:05 p.m.

Present

Clr. Greg Cummings (Mayor)
 Clr. Lisa Lake (Chair)
 Clr. Peter Monaghan
 Ms. Josie Moncrieff
 Ms. Dorothy Warwick
 Ms. Pat O'Brien
 Ms. Julie Nixon
 Mr. Greg Skelly
 Mr. Michael Rogers (Acting Manager Strategic Planning)
 Ms. Karen Hughes (Strategic Planner)
 Mr. Ron Edgar (Heritage Advisor)

Apologies

Clr. Pam Coleman
 Clr. Dr. John Brodie
 Mr. Rex Sorby
 Mr. Ed Beebe

Report:

The following matters were considered at the meeting:

Item 1512/01 – Minutes of the Heritage Committee Meeting – 7 September 2015

Resolved by the Committee that this report be received.

Item 1512/02 Summary of 2015 Heritage Related Activities

Resolved by the Committee that this report be received.

Item 1512/03 – General Business

Proposed dates for Heritage Committee meetings in 2016 are:

- Monday, 7 March 2016
- Monday, 6 June 2016
- Monday, 5 September 2016
- Monday, 5 December 2016

It was agreed that meetings would commence at 6.00 pm per current arrangements.

Next Meeting: 7 March 2016

Meeting closed: 7:15pm

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:

The Heritage Committee recommends that the report be received.

Attachments:

Nil

HE002-16

Item 1602/02 - Holroyd Heritage Awards 2016

Responsible Department:	Environmental and Planning Services
Executive Officer:	Director of Environmental & Planning Services
File Number:	INFOC/25 - BP16/348
Delivery Program Code:	1.1.3 Coordinate committees and activities to facilitate participation in Council decision making. 5.4.1 Maintain Heritage items and conservation areas and provide initiatives to conserve Holroyd's Heritage.

Summary:

This report outlines the proposed delivery of the 2016 Heritage Awards Program. It is proposed to continue with the format of the Heritage Awards as undertaken in previous years and in accordance with the *Holroyd Heritage Awards Guidelines* (see Attachment 1). It is recommended that the 2016 Heritage Awards continue to run during the National Trust's Heritage Festival, which takes place between 16 April 2016 and 29 May 2016.

Report:

About the Program

The Heritage Awards Program has been running since 2000 and in its current format since 2011. It is proposed to be conducted in accordance with the *Holroyd Heritage Awards Guidelines* updated April 2014 (Attachment 1), and to be run during the National Trust Heritage Festival across April 2016 and May 2016.

The theme of the Holroyd Heritage Awards, in particular Category 3 *HistoResearch* and Category 4 *Keeper of the Stone* Awards (see below), is based on that of the National Trust Heritage Festival unless another option for the local area is adopted. In 2015 the centenary of World War 1 (WWI) was adopted as the theme for the Heritage Awards Program.

The theme for this year's National Trust Heritage Festival is "*Discovery and Rediscoveries*" and aims to re-explore our regions and rediscover what was considered lost. An example given of the theme is animals thought to be extinct but subsequently 'rediscovered'.

It is proposed that the 2016 Heritage Awards adopt this year's National Trust heritage theme of '*Discovery and Rediscoveries*'. In applying this theme, the aqueduct within Lower Prospect Canal Reserve, which was listed as a State Heritage item in mid-2015, is proposed to be adopted as the theme for the Category 4 *Keeper of the Stone* colouring in competition entry. A stencil design of the aqueduct is provided at Attachment 2.

Similar to last year, it is suggested that the aims of this year's Heritage Awards be to:

- i) Appeal to the community about the benefits of heritage;
- ii) Commend owners for their valuable work in conserving and maintaining heritage;
- iii) Recognise work undertaken by owners of heritage significant properties;
- iv) Recognise the understanding and appreciation of heritage within our area;
- v) Promote the value of heritage to all Holroyd residents;
- vi) Encourage an understanding of heritage significance;
- vii) Promote the conservation of heritage within Holroyd.

It is recommended that the categories and respective winner prizes be maintained as follows:

1. *Category 1 – Best Maintained Heritage Property*
Prize: Heritage plaque and framed certificate for the winner, Certificate of Merit for runner up.
2. *Category 2 – Restoration and Development*
Prize: Heritage plaque and framed certificate for the winner, Certificate of Merit for runner up.
3. *Category 3 – HistoResearch: researching our local history*
Prize: Choice of accommodation voucher at one of the three pre-determined heritage listed properties in the Sydney area Or BridgeClimb Sydney gift voucher plus three tickets to the 'Heart of the Rocks' Walking Tour. Each prize is up to the value of \$1,000.
4. *Category 4 – Keeper of the Stone. Two divisions being (i) K-year 2 and (ii) Years 3-6. The overall winner may be from either division, with the runner up to be selected from the remaining division.*
Prize: Heritage stone trophy to look after for 12 months until the next year's awards, \$150 book voucher and framed certificate for the overall winner. A \$150 book voucher and framed certificate for the runner-up (selected from the other division).

Program Commencement and Assessment Process

In anticipation of the 2016 Heritage Awards program proceeding in the same format as previous years, it is proposed that the nomination period will commence on Monday 11 April 2016 and close on Friday 27 May 2016. This nomination period of just over six (6) weeks is consistent with previous years and will allow sufficient time to organise nominations and also coincides with the 2016 National Trust Heritage Festival which runs from 16 April 2016 until 29 May 2016.

Notices will be published in local newspapers inviting entries to the Heritage Awards Program. Letters and information regarding the Category 4 *Keeper of the Stone* colouring competition will be mailed to local primary schools.

If required, the Director of Environmental and Planning Services (or their delegate) will conduct an initial assessment of nominations using the established assessment criteria. The chosen nominations will then be forwarded to the Heritage Committee members who will act as judges and rank the nominations against the assessment criteria. An exception to this may occur should a nomination be received from a member of the Heritage Committee or a conflict of interest arises. In this instance, judging may be conducted independently by external assessors.

Proposed Timeline

The proposed timeline for the 2016 Heritage Awards is as follows:

Week commencing Monday 04 April 2016	Letters sent to owners of heritage properties and to primary schools inviting entries in the 2016 Heritage Awards.
Monday 11 April 2016	Entries open for the 2016 Heritage Awards.
Wednesday 04 May 2016 and Wednesday 18 May 2016	Notices to appear in local newspaper.
Friday 27 May 2016	Entries close for the 2016 Heritage Awards.
Monday 30 May 2016 to Wednesday 15 June 2016	Council Officers and Council Heritage Advisor review entries and shortlist entries as required.
Wednesday 15 June 2016 to Friday 25 June 2016	Report to Heritage Committee meeting with shortlisted entries. Forward the Report to Heritage Committee Members for assessment.

Monday 04 July 2016	Final review and recommendation of winning entries at Heritage Committee meeting (date to be confirmed).
Tuesday 19 July 2016	Report to Council with Committee recommendations of winning entries.
July 2016	Notify all Award winners by mail of outcome.
September 2016	Awards presentation prior to commencement of Council meeting.

The timetable may vary if external assessors are required for the judging of entries.

Conclusion:

The Heritage Awards program has been established for a number of years and it is recommended that the format be retained for 2016 and that the theme of “*Discovery and Rediscoveries*” be utilised for Categories 3 and 4. Entries are proposed to open on Monday 11 April 2016 and close on Friday 27 May 2016. Shortlisted entries would be referred to the Committee for consideration for nomination during the Heritage Committee Meeting proposed for early July 2016, and for Council endorsement in July 2016. Successful applicants would be notified by mail. The Heritage Awards could then be presented to the winners at a Council meeting in September 2016.

Consultation:

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

Financial Implications:

It is anticipated that the total cost for the prizes for the 2016 Heritage Awards Program will not exceed \$3,500. There are sufficient funds available in the Heritage Awards Program budget.

Policy Implications:

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

Communication / Publications:

Notices will be placed in the local newspaper and on Council’s website. Letters will be sent to all heritage property owners and to primary schools in the Holroyd LGA inviting entries to the 2016 Heritage Awards.

A stencil for the colouring-in competition component of the *Keeper of the Stone* award will be provided to local schools. It is proposed that the stencil be of the Boothtown Aqueduct of the Lower Prospect Canal which was granted State Heritage Listing in

mid-2015. A sample stencil of this site, for the *Keeper of the Stone* competition, is provided at Attachment 2.

Report Recommendation:

The Heritage Committee recommends that Council:

- i) Endorse the current format of the Heritage Awards Program and support the aims, categories, prizes and proposed timeline as detailed in this report for the 2016 Heritage Awards.
- ii) Utilise the National Trust's theme of "*Discovery and Rediscoveries*" for Category 3 and Category 4.
- iii) Accepts responsibility for the judging of entries and supports the initial assessment of entries by the Director of Environmental and Planning Services (or their delegate) if required.

Attachments:

- 1. Holroyd Heritage Award Guidelines updated April 2014
- 2. Stencil for the 2016 Keeper of the Stone colouring-in competition

Item 1603/03 - Holroyd Local Heritage Grants Program 2016

Responsible Department:	Environmental and Planning Services
Executive Officer:	Director of Environmental & Planning Services
File Number:	INFOC/25 - BP16/349
Delivery Program Code:	1.1.3 Coordinate committees and activities to facilitate participation in Council decision making. 5.4.1 Maintain Heritage items and conservation areas and provide initiatives to conserve Holroyd's Heritage.

Summary:

This report provides information on the 2016 Heritage Grants Program and proposes and recommends that the program proceed in accordance with the *Holroyd Local Heritage Fund Guidelines* (Attachment 1) and as undertaken in recent years. It is also recommended that the Heritage Committee accepts responsibility for determining successful heritage grant applications for recommendation to Council. It is recommended that the 2016 Grants Program continue to run during the National Trust's Heritage Festival, which takes place between 16 April 2016 and 29 May 2016.

Report:

About the Program

Council has been running the Heritage Grants Program since 2003 when it was established under Section 356 of the *Local Government Act 1993*. The funds are available to private owners of heritage items listed under Holroyd Local Environmental Plan (LEP) 2013 and are intended to assist in maintaining the appearance and heritage significance of these properties. The program is well received by owners of heritage properties who are wishing to undertake small works on their properties and money is distributed in accordance with the criteria contained with the Guidelines on a dollar-for-dollar basis. This form of joint funding provides a strong indication of the applicants' commitment to the project and the heritage item. Payment is made upon satisfactory completion of the work to ensure it has been undertaken as per the application and any conditions Council may have set. The maximum amount on offer to applicants is \$4,000 or 50% of the total cost, whichever is less, with up to \$20,000 available in the budget each year for this Program. Since its inception, a total of \$78,101 has been paid to property owners.

In 2015, five (5) applications were received and all were considered suitable for funding. Three applicants have since completed the works and payments from Council for \$4,000, \$1,000 and \$3,630 have been processed.

Of the 2014 applications:

- One applicant has requested an extension to June 2016 to complete the nominated works. This extension has been granted.
- One applicant given conditional approval has completed the nominated works and is seeking payment of the Grant.

Several enquires have already been made by property owners regarding the 2016 Local Heritage Grants program.

The Local Heritage Fund Guidelines

The *Holroyd Local Heritage Fund Guidelines* (Attachment 1) provide step-by-step instructions of what an owner should do to make an application. These include contacting Council for advice, conducting brief research, obtaining quotes, selecting suitable colours and materials, and providing sketches, photograph and details of the intended work.

The key points in the Heritage Fund Guidelines for the Grants program are that:

- The aim of the fund is to encourage owners of heritage items to undertake positive work to their properties as part of the larger Council effort to improve the appearance of these valuable assets and generate greater interest in heritage conservation.
- Eligibility should be limited to privately (non-government) owned properties, including churches and properties owned by companies and non-profit organisations.
- Certain projects cannot be considered, including additions and internal works.
- There are 12 assessment criteria to provide a level of priority and ensure Council's objectives are responsibly met (see attachment).
- The level of funding would be capped at \$4,000 per project and the owner would need to provide at least 50% of the project cost.

- The projects would need to be completed within 12 months, unless justification for a longer time frame has been accepted.

At the Heritage Committee Meeting of 23 June 2014 it was recommended that Heritage Grant applications not be accepted if all the required supporting documentation is not submitted with the application. This recommendation was subsequently Resolved by Council at the 01 July 2014 meeting.

Program Commencement and Assessment Process

In anticipation of the 2016 Heritage Awards program proceeding in the same format as previous years, it is proposed that the Grants Program nomination period will commence on Monday 11 April 2016 and will close on Friday 27 May 2016. This nomination period of just over six (6) weeks is consistent with previous years and will allow sufficient time to organise quotes and complete the application form (and if required, seek advice from Council or independent heritage advisors regarding the type of work they are proposing to undertake on the property). This timeframe also coincides with the 2016 National Trust Heritage Festival which runs from 16 April 2016 to 29 May 2016.

Consistent with previous years, applications for the 2016 Grants Program will be invited via letters mailed to owners of heritage properties and through notices in local newspapers.

Prior to the Heritage Committee assessing the applications, they are reviewed by Council officers and Council's Heritage Advisor to determine suitability. At this time, a proposed amount is suggested for each application and then forwarded to the Committee for their consideration and determination at the next Committee meeting which then forms the recommendation to Council.

Proposed Timeline

The proposed timeline for the 2016 Heritage Grants Program is as follows:

Week commencing Monday 04 April 2016	Letters sent to owners of heritage properties inviting applications for the 2016 Heritage Grants.
Monday 11 April 2016	Applications open for the 2016 Heritage Grants.
Wednesday 04 May 2016 and Wednesday 18 May 2016	Notices to appear in local newspapers.

Friday 27 May 2016	Applications close for the 2016 Heritage Grants.
Monday 30 May 2016 To Wednesday 15 June 2016	Council Officers and Council Heritage Advisor review applications and prepare recommendations.
Wednesday 15 June 2016 To Friday 25 June 2016	Report to Heritage Committee meeting with Grant recommendations. Forward the Report to Heritage Committee members for assessment.
Monday 04 July 2016	Final review and endorsement of successful applications at Heritage Committee Meeting (date to be confirmed).
Tuesday 19 July 2016	Report to Council with Committee recommendations of successful Heritage Grant applications.
July 2016	Notify all Grant applicants of outcome by mail.

Conclusion:

The Heritage Grants Program is proposed to run in a similar format to previous years with applications opening on Monday 11 April 2016 and closing on Friday 27 May 2016. The level of funding available to applicants is also proposed to remain as per the 2015 round of grants, being a maximum of \$4,000 per applicant or 50% of the total cost of works, whichever is less, out of a total heritage fund budget of \$20,000. Lodged applications would then be referred to the Committee for consideration for nomination during the Heritage Committee meeting proposed for early July 2016 and for Council endorsement in July 2016. Successful applicants would be notified by mail.

Consultation:

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

Financial Implications:

There are sufficient funds available in the current budget for the 2016 Heritage Grants Program. The program has a budget of (up to) \$20,000 to be awarded to successful Grant applications.

Policy Implications:

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

Communication / Publications:

Letters will be sent to all owners of private heritage properties inviting them to submit an application for a Grant. Notifications will also be placed in the local newspapers and on Council's website inviting applications.

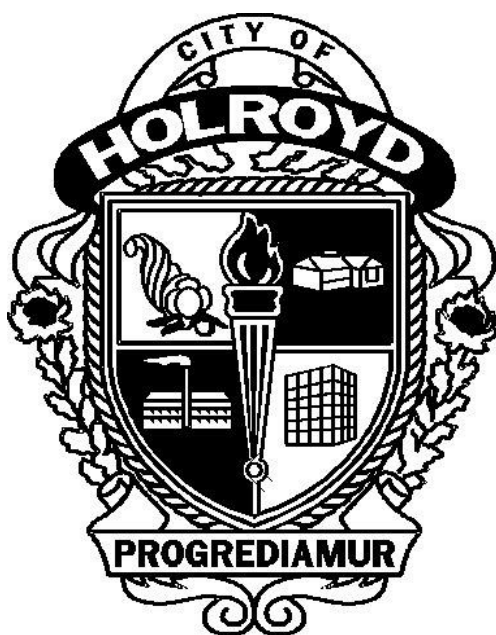
Report Recommendation:

The Heritage Committee recommends that Council:

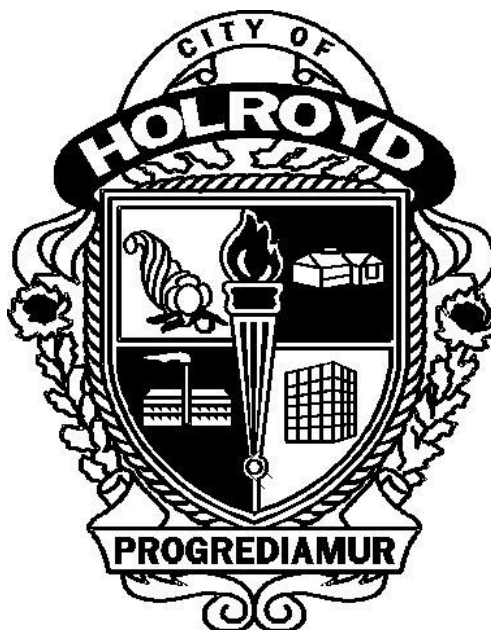
- i) Proceed with the 2016 Heritage Grants Program in accordance with the Local Heritage Assistance Fund Guidelines and the proposed timeline.
- ii) That the Heritage Committee accepts responsibility for determining successful Heritage Grant applications for recommendation to Council.

Attachments:

1. Attachment 1 - Holroyd Local Heritage Fund Guidelines revised 2012



COUNCIL



COUNCIL

**Index of the Meeting of the Council of the City
of Holroyd, held in Council Chambers,
Memorial Ave, Merrylands on Tuesday, 5 April
2016.**

Summary:

CCL016-16	SUBJECT: LAND DEDICATION TRANSFER OF LOT 669, DEPOSITED PLAN 1148337, KNOWN AS PROSPECT HILL FOR PUBLIC RESERVE BP16/344	77
CCL017-16	SUBJECT: ASBESTOS DISEASES FOUNDATION OF AUSTRALIA (ADFA) BP16/357	83
CCL018-16	SUBJECT: PARRAMATTA TWO BLUES RUGBY UNION CLUB SPONSORSHIP BP16/355	85
CCL019-16	SUBJECT: REGISTRATION OF RESTRICTION ON THE USE OF LAND AND POSITIVE COVENANT ON VARIOUS DEVELOPMENT SITES BP16/345	87
CCL020-16	SUBJECT: REGISTER OF REPORTS TO BE CONSIDERED BY COUNCIL BP16/343	89

Land Dedication

Transfer of Lot 669, Deposited Plan 1148337, Known as Prospect Hill for Public Reserve

Responsible Department:	Engineering Services
Executive Officer:	Director of Engineering Services
File Number:	INFOC/1 - BP16/344
Delivery Program Code:	4.1.2 Facilitate the optimal use of parks and public spaces 5.1.1 Oversee the land use planning, design and compliance framework for managing and facilitating appropriate development 6.2.1 Oversee and implement infrastructure strategies and Development Contributions Plans to ensure local public facilities and infrastructure can be provided to meet the needs of the growing population 9.2.1 Maintain appropriate access to bushland and open space across the city 12.4.1 Identify City Pride Programs that enhance community ownership of public spaces

Summary:

Council has received a request from Stockland Development Pty Ltd, the registered proprietor / property owner of Lot 669, Deposited Plan 1148337, known as Prospect Hill in Pemulwuy, for the transfer of land to Holroyd City Council.

This report seeks Council's acceptance of the subject land in its current form and to affix the Common Seal of Council and signatures on the Transfer Form, for registration with NSW Government Department of Land and Property Information.

Report:

Prospect Hill is a major topographic feature within the Sydney basin, being the largest body of igneous rock which rises to a height of 117 metres above sea level. The land forms a U-shape ridge that is approximately 2130m wide in an east-west direction and covers an area of approximately 280 hectares. The State Heritage Registered (SHR) area includes a proposed Public Reserve which is also known as Prospect Hill and is the subject of the Transfer request. The (SHR) area extends to adjacent associated lands along the ridgeline south of Butu Wargun Drive.

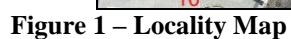
The subject property comprising, Lot 669, DP 1148337, also known as Prospect Hill, is situated within the northern end of the State Heritage Registered (SHR) area, as

described in the Prospect Hill Conservation Management Plan (CMP) and located on the south-western side of the Lakewood Estate development precinct.

The property covers an area of approximately 4.098 hectares and is currently undeveloped with no improvements or facilities. The property is enclosed with fencing and consists of pasture grass and is sparse of other vegetation. Stockland Development Pty Ltd have recently removed rubbish from the site and reinstated damaged fencing, as instructed by Council, prior to the transfer request being accepted.

Lot 669, DP 1148337, known as Prospect Hill (Public Reserve) shares its boundaries with the following properties:

- Eastern boundary length 259.42m – adjacent to Durawi Street, Pemulwuy and Lot 501, Deposited Plan 1151738, known as 10 Durawi Street, Pemulwuy.
- Northern boundary length 137.09m – adjacent to Lot 668, Deposited Plan 1148337 - currently owned by MAC Developments Pty Ltd and is undeveloped. A new road is to be constructed to form an extension of Warin Avenue, connecting to Clunies Ross Street, in conjunction with the future development on Lot 668 and accordance with the Holroyd Development Control Plan 2015.
- Western boundary length 266.14m – adjacent to Clunies Ross Street, Pemulwuy – Section of roadway is unformed and classified as Crown Public Road.
- Southern boundary length 195.86m – adjacent to Lot 202, Deposited Plan 1121844, Lot 11 & 13, Deposited Plan 1162280. All lots are currently owned by Boral Resources (NSW) Pty Ltd. The land is managed by Lend Lease and is yet to be developed.



Development Control, Heritage and Conservation Management Plan

Prospect Hill (SHR) has been identified as an area of national, state and local significance, particularly in its association with Aboriginal and European heritage. Prospect Hill has been the subject of a number of plans and reports which now define the significance of Prospect Hill and the curtilage of the heritage area. The studies and precinct plans were established between the years 2000 and 2002 and now define what is today's (SHR) curtilage area.

The following documents control development within the SHR area of Prospect Hill:

- Prospect Hill Conservation Management Plan (CMP) – Conybeare Morrison; 2005 – *Adoption of Prospect Hill CMP via DCS241-05*
- Prospect Hill Heritage Landscape Study & Plan (HLS&P) – NSW Government Architect's Office; 2008 - *Adoption of Prospect Hill HLS&P via DCS22-08*
- Prospect Hill Heritage Interpretation Plan (HIP) – MUSEcape; 2009 - *Adoption of Prospect Hill HIP via DCS46-09*
- Holroyd Development Control Plan (DCP) - August 2013 – Part P

Part P, Section 2 of Holroyd's DCP includes the following objectives for the development of Prospect Hill and its surroundings:

- To retain the open grass hill character as open space and preserve the distinctive ridgeline
- To consult with local community groups to ensure that future proposals reflect the historical relevance of the site
- Due to the topography of the ridgeline lending itself to prime viewing, to locate features within the pedestrian network, consistent with the Prospect Hill Heritage Landscape Study & Plan and the Prospect Hill Heritage Interpretation Plan

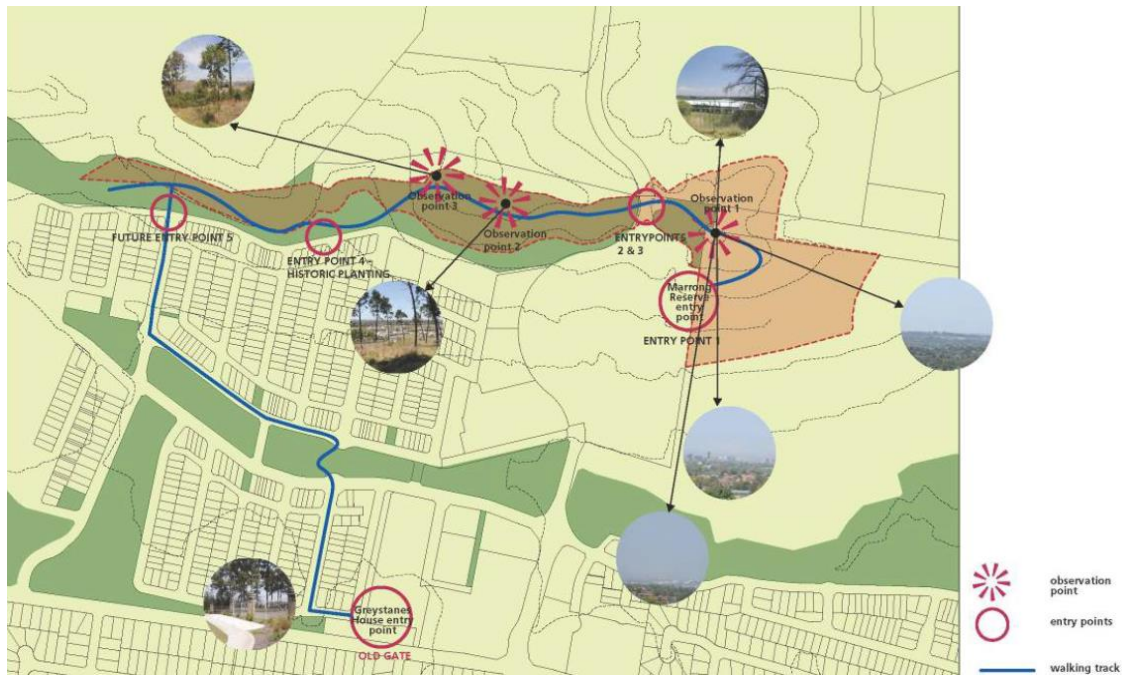


Figure 3 – Prospect Hill SHR Area Site Plan showing entry and observation points

Pemulwuy Contributions Plan

As part of the Pemulwuy Contributions Plan 2015, contributions have been received from developers associated with the development and subdivision of the Nelson's Ridge Estate and Lakewood Estate developments in Pemulwuy. To date, accumulated contributions amount to \$275.693 (\$65,000 committed, FW037-14) which is available for the future development of open space within Pemulwuy.

Plan of Management for a Public Reserve

In accordance with the Local Government Act 1993, all community land (Public Reserve) is requirement to be classified and managed in accordance with Part 2 of the Act. Accordingly, the preparation and adoption of a Plan of Management specific to Prospect Hill (Public Reserve) is expected to be the subject of a future report to Council.

Conclusion:

Stockland Development Pty Ltd have requested the Transfer of the subject property and have submitted the Transfer document which is required to be lodged, by the land owner, with the NSW Governments Department of Land and Property Information. These documents are required to be executed under the Common Seal of Council.

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:

- i) That Council accepts the land known as Prospect Hill, Lot 669, Deposited Plan 1148337 in its current form, being currently undeveloped with no improvements or facilities.
- ii) That the Common Seal of Council be affixed to the Transfer Form - 01TD provided by Stockland Development Pty Ltd, in respect of Lot 669, Deposited Plan 1148337, known as Prospect Hill
- iii) That Council delegate to the Mayor and / or General Manager the authority to sign the Transfer Form - 01TD provided by Stockland Development Pty Ltd in respect of Lot 669, Deposited Plan 1148337, known as Prospect Hill.

Attachments:

- 1. Copy of Transfer Form - 01TD provided by Stockland Development Pty Ltd, in respect of Lot 669, Deposited Plan 1148337, known as Prospect Hill

Asbestos Diseases Foundation of Australia (ADFA)

Responsible Department: General Manager
 Executive Officer: General Manager
 File Number: INFOC/1 - BP16/357
 Delivery Program Code: 20.3.1 Facilitate and consult with community bodies and associations on issues that affect them

CCL017-16

Summary:

This report advises Council about a fundraising event being conducted by the Asbestos Diseases Foundation of Australia (ADFA) and Council's involvement and seeks direction on whether Council wishes to support the event.

Report:

The Asbestos Diseases Foundation of Australia (ADFA) is an organisation which provides support, help and advice for people affected by an asbestos related disease and support for research into early detection and treatment of asbestos related diseases.

ADFA is a not-for-profit organisation working to provide support to people living with asbestos related diseases, family members, carers and friends, and has a long history of being engaged in advocacy work within the Australian community.

In summary, ADFA works to provide information to the community as to the dangers of asbestos:

- Aims to reduce the number of people exposed to asbestos and future incidence of asbestos related disease in the Australian community;
- Supports services include the provision of information, counselling, emergency contacts, newsletters, support groups, seminars and information sessions.

Council has been a leader in the fight to protect its residents in relation to the dangers of asbestos, creating local policies and procedures to improve the safety standards for the removal and disposal of asbestos materials, seeking changes to State laws that fail to adequately protect individuals from the dangers of asbestos and campaigning for a Federal policy for the safe handling and disposal of asbestos, and the establishment of a National Asbestos Authority.

To support their activities, ADFA are hosting a fundraising event at Rosehill Gardens Racecourse on Saturday, 29 October 2016. A copy of the event invitation is included in an attachment to this report.

Fundraising Event:

Cost to attend the event is \$3,000 per table of ten with all proceeds raised from the Race Day to be applied towards ADFA support, help and research activities.

Should Council wish to support ADFA and their ongoing efforts in relation to asbestos by participating in this event, funding is available in the budget.

It is noted that Council has taken part in this event for the past six years and has worked with ADFA for a number of years on related asbestos issues.

Consultation:

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

Financial Implications:

Funding is available in the draft 2016/2017 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 support for the Asbestos Diseases Foundation of Australia's fundraising event at the Rosehill Racecourse on Saturday, 29 October 2016 through the purchase of a table of ten at the event.
- ii) That interested Councillors contact the General Manager to register their interest in attending the Asbestos Diseases Foundation of Australia event.

Attachments:

1. Invitation from ADFA to 2016 Race Day

Parramatta Two Blues Rugby Union Club Sponsorship

Responsible Department: General Manager
 Executive Officer: General Manager
 File Number: INFOC/1 - BP16/355
 Delivery Program Code: 4.1.3 Provide resources and options to support community led programs to facilitate a healthy lifestyle

Summary:

This report details a request to provide sponsorship for the Parramatta Two Blues Rugby Union Club.

Report:

Council in 2015 sponsored the Parramatta Two Blues Rugby Union Club (the Club) as part of Council's policy of partnering locally based organisations.

Parramatta Two Blues Rugby Union Club is one of the oldest rugby union clubs in the world having been operational for 136 years. They are one of only two clubs to have played every season in first division and represent the Western Sydney area in NSW's premier rugby union competition, the Shute Shield.

The Club's major sponsor is Merrylands RSL and 85% of their registered players reside in the Holroyd Local Government Area. The Club has approached Council requesting sponsorship for the 2016 season to ensure the ongoing future of the Club.

The cost of the sponsorship is \$3,600 excluding GST.

Details of the sponsorship agreement including sponsorship benefits are attached.

The Club has provided the following points:

- *The Two Blues have produced 20 Wallabies including current star Tatafu Polota-Nau and recent debutant Tafele Naiyaravoro;*
- *Our goal is to produce the 21st Two Blue Wallaby within 5 years;*
- *Your support is vital and goes directly to coaching and developing young talent from Western Sydney;*
- *Of course, not everyone can be a Wallaby – we provide an important sporting, social and family focus for over 200 men, women and teens and represent our region in Sydney Premier Rugby."*

It is recommended that Council consider sponsorship of the Parramatta Two Blues Rugby Union Club for 2016 in the amount of \$3,600 (excluding GST).

Consultation:

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

Financial Implications:

Should Council resolve to support the Parramatta Two Blues Rugby Union Club, the \$3,600 sponsorship fee can be allocated from Council's sponsorship 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 sponsor the Parramatta Two Blues Rugby Union Club for 2016 in the amount of \$3,600 (excluding GST) as outlined in the report.

Attachments:

1. 2016 Club True Blue Proposal

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 - BP16/345
 Delivery Program Code: 6.3.2 Implement floodplain management actions/plans

CCL019-16

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, Pollution Control Device (PCD), Overland Flowpath (OF), Pump Out (PO) system as a condition of consent. The following sites are:

Development Consent	Address	Stormwater Management (OSD, PCD, OF)	Lot and Deposited Plan
2013/290	25 Joyner Street, Westmead	OSD	Lot C, DP 163435
2013/436	119 Ringrose Ave, Greystanes	PO	Lot 1, DP 203991
2013/522	20 Centenary Road, Merrylands	OSD and OF	Lots 18 & 19, DP 2020; Lot 20 DP 1102523

As the detention systems are now complete, the owner of the properties 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
2013/290	25 Joyner Street, Westmead	OSD	Lot C, DP 163435
2013/436	119 Ringrose Ave, Greystanes	PO	Lot 1, DP 203991
2013/522	20 Centenary Road, Merrylands	OSD and OF	Lots 18 & 19, DP 2020; Lot 20 DP 1102523

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 - BP16/343
Delivery Program Code: 17.2.1 Deliver efficient administrative support and governance on a corporate basis for Councillors, staff and community

Summary:

The purpose of this report is to provide Councillors with a Register of Reports to be considered by Council as at 5 April 2016.

Report:

The Register of Reports to be considered by Council for the period as at 5 April 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