

Burwood Council

heritage ▪ progress ▪ pride

ORDINARY MEETING

Notice is hereby given that a meeting of the Council of Burwood will be held in the Council Chamber, Suite 1, Level 2, 1-17 Elsie Street, Burwood on Tuesday 18 April 2017 at 6.00 pm to consider the matters contained in the attached Agenda.

Michael McMahon
GENERAL MANAGER

Our Mission

**Burwood Council will create a quality lifestyle for its citizens
by promoting harmony and excellence in the delivery of its services**

CONFLICT OF INTERESTS

What is a “Conflict of Interests” - A conflict of interests can be of two types:

Pecuniary - an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person.

A person does not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be regarded as likely to influence any decision the person might make in relation to a matter or if the interest is of a kind specified in Section 448 of the Local Government Act.

Non-pecuniary – are private or personal interests the Council official has that do not amount to a pecuniary interest as defined in the Local Government Act. These commonly arise out of family, or personal relationships, or involvement in sporting, social or other cultural groups and associations and may include an interest of a financial nature.

Who has a Pecuniary Interest? - A person has a pecuniary interest in a matter if the pecuniary interest is the interest of:

- The person, or
- The person's spouse or de facto partner or a relative of the person, or a partner or employer of the person, or
- A company or other body of which the person, or a nominee, partner or employer of the person, is a member.

No Interest in the Matter - However, a person is not taken to have a pecuniary interest in a matter:

- If the person is unaware of the relevant pecuniary interest of the spouse, de facto partner, relative, partner, employer or company or other body, or
- Just because the person is a member of, or is employed by, a Council or statutory body or is employed by the Crown.
- Just because the person is a member of, or a delegate of the Council to, a company or other body that has a pecuniary interest in the matter so long as the person has no beneficial interest in any shares of the company or body.

N.B. “Relative”, in relation to a person means any of the following:

- a) the parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descends or adopted child of the person or of the person's spouse;
- b) the spouse or de facto partners of the person or of a person referred to in paragraph (a)

Disclosure and participation in meetings

- A Councillor or a member of a Council Committee who has a pecuniary interest in any matter with which the Council is concerned and who is present at a meeting of the Council or Committee at which the matter is being considered must disclose the nature of the interest to the meeting as soon as practicable.
- The Councillor or member must not be present at, or in sight of, the meeting of the Council or Committee:
 - (a) at any time during which the matter is being considered or discussed by the Council or Committee, or
 - (b) at any time during which the Council or Committee is voting on any question in relation to the matter.

No Knowledge - A person does not breach the Act if the person did not know and could not reasonably be expected to have known that the matter under consideration at the meeting was a matter in which he or she had a pecuniary interest.

What interests do not have to be disclosed (S 448 Act)?

- (a) an interest as an elector,
- (b) an interest as a ratepayer or person liable to pay a charge,
- (c) an interest in any matter relating to the terms on which the provision of a service or the supply of goods or commodities is offered to the public generally, or to a section of the public that includes persons who are not subject to this Part,
- (d) an interest in any matter relating to the terms on which the provision of a service or the supply of goods or commodities is offered to a relative of the person by the council in the same manner and subject to the same conditions as apply to persons who are not subject to this Part,
- (e) an interest as a member of a club or other organisation or association, unless the interest is as the holder of an office in the club or organisation (whether remunerated or not),
- (f) an interest of a member of a council committee as a person chosen to represent the community or as a member of a non-profit organisation or other community or special interest group if the committee member has been appointed to represent the organisation or group on the committee,
- (g) an interest in a proposal relating to the making, amending, altering or repeal of an environmental planning instrument other than an instrument that effects a change of the permissible uses of:
 - (i) land in which the person or a person, company or body referred to in section 443 (1) (b) or (c) has a proprietary interest (which, for the purposes of this paragraph, includes any entitlement to the land at law or in equity and any other interest or potential interest in the land arising out of any mortgage, lease, trust, option or contract, or otherwise), or
 - (ii) land adjoining, adjacent to or in proximity to land referred to in subparagraph (i), if the person or the person, company or body referred to in section 443 (1) (b) or (c) would by reason of the proprietary interest have a pecuniary interest in the proposal,
- (h) an interest relating to a contract, proposed contract or other matter if the interest arises only because of a beneficial interest in shares in a company that does not exceed 10 per cent of the voting rights in the company,

- (i) an interest of a person arising from the proposed making by the council of an agreement between the council and a corporation, association or partnership, being a corporation, association or partnership that has more than 25 members, if the interest arises because a relative of the person is a shareholder (but not a director) of the corporation or is a member (but not a member of the committee) of the association or is a partner of the partnership,
- (j) an interest of a person arising from the making by the council of a contract or agreement with a relative of the person for or in relation to any of the following, but only if the proposed contract or agreement is similar in terms and conditions to such contracts and agreements as have been made, or as are proposed to be made, by the council in respect of similar matters with other residents of the area:
 - (i) the performance by the council at the expense of the relative of any work or service in connection with roads or sanitation,
 - (ii) security for damage to footpaths or roads,
 - (iii) any other service to be rendered, or act to be done, by the council by or under any Act conferring functions on the council or by or under any contract,
- (k) an interest relating to the payment of fees to councillors (including the mayor and deputy mayor),
- (l) an interest relating to the payment of expenses and the provision of facilities to councillors (including the mayor and deputy mayor) in accordance with a policy under section 252,
- (m) an interest relating to an election to the office of mayor arising from the fact that a fee for the following 12 months has been determined for the office of mayor,
- (n) an interest of a person arising from the passing for payment of a regular account for wages or salary of an employee who is a relative of the person,
- (o) an interest arising from being covered by, or a proposal to be covered by, indemnity insurance as a councillor or member of a council committee,
- (p) an interest arising from appointment of a councillor to a body as representative or delegate of the council, whether or not a fee or other recompense is payable to the representative or delegate.

A Councillor is not prevented from taking part in the consideration or discussion of, or from voting on, any of the matters/questions detailed in Section 448 of the Local Government Act.

Non-pecuniary Interests - Must be disclosed in meetings.

If you are a Council official, other than a member of staff of Council and you have disclosed that a significant non-pecuniary conflict of interests exists, you must manage it in one of two ways:

- a) Remove the source of the conflict by relinquishing or divesting the interest that creates the conflict, of reallocating the conflicting duties to another Council official;
- b) Have no involvement in the matter, by absenting yourself from and not taking part in any debate or voting on the issue as if the provisions in Section 451(2) of the Act apply.

If you determine that a non-pecuniary conflict of interests is less than significant and does not require further action, you must provide an explanation of why you consider that the conflict does not require further action in the circumstances.

Disclosures to be Recorded - A disclosure (and the reason/s for the disclosure) made at a meeting of the Council or Council Committee must be recorded in the minutes of the meeting.

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AGENDA

**FOR AN ORDINARY MEETING OF BURWOOD COUNCIL
TO BE HELD ON TUESDAY 18 APRIL 2017 IN THE COUNCIL CHAMBERS, 1-17 ELSIE STREET,
BURWOOD COMMENCING AT 6.00 PM.**

I DECLARE THE MEETING OPENED AT (READ BY MAYOR)

ACKNOWLEDGEMENT OF COUNTRY (READ BY MAYOR)

"I would like to acknowledge the Wangal people who are the Traditional Custodian of this Land. I would also like to pay respect to the Elders both past and present of the Wangal Nation and extend that respect to other Aboriginals present".

PRAYER (READ BY MAYOR)

"Lord, we humbly beseech thee to vouchsafe thy blessing on this Council, direct and prosper its deliberations for the advancement of this area and the true welfare of its people."

TAPE RECORDING OF MEETING (READ BY MAYOR)

"Members of the Public are advised that Meetings of Council and Council Committees are audio recorded for the purpose of assisting with the preparation of Minutes."

The tape recordings will be subject to the provisions of the Government Information (Public Access) Act 2009 (GIPA).

Tapes are destroyed two (2) months after the date of the recording"

APOLOGIES/LEAVE OF ABSENCES

DECLARATIONS OF INTERESTS BY COUNCILLORS

DECLARATION OF POLITICAL DONATIONS (READ BY MAYOR)

"Councillors & Members of the Gallery

As a result of recent changes to the Legislation that governs the legal process for the determination of Development Applications before Council, a person who makes a relevant application to Council or any person with a financial interest in the application must now disclose any reportable political donation or gift made to any local Councillor or employee of Council. Council will now require in its Development Application Forms this disclosure to be made.

Council is also required to publish on its website all reportable political donations or gifts. Should any person having business before Council this evening and being an applicant or party having a financial interest in such application feel that they have not made the appropriate disclosure, Council now invites them to approach the General Manager and to make their disclosure according to Law."

RECORDING OF COUNCILLORS VOTING ON PLANNING DECISIONS

In accordance with Section 375A of the Local Government Act a division must be called for and taken on every Environmental Planning & Assessment decision. The names of those Councillors supporting and those opposed to the decision are to be recorded in the meeting minutes and the register retained by the General Manager.

OPEN FORUM ACKNOWLEDGMENT (READ BY MAYOR)

The Mayor to ask each speaker to confirm that they had read the guidelines about addressing the Council and acknowledge that they had been informed that the meeting was being recorded and that the Council accepts no responsibility for any defamatory comments made. Speakers should refrain from providing personal information unless it is necessary to the subject being discussed, particularly where the personal information relates to persons not present at the meeting

OPEN FORUM COMMENCES

CONFIRMATION OF MINUTES

Recommendation

That the Minutes of the following Meeting of Burwood Council:

A. Council Meeting held on 28 March 2017

copies of which were previously circulated to all Councillors be and hereby confirmed as a true and correct record of the proceedings of that meeting.

ADDRESS BY THE PUBLIC ON AGENDA ITEMS ACKNOWLEDGMENT (READ BY MAYOR)

The Mayor to ask each speaker to confirm that they had read the guidelines about addressing the Council and acknowledge that they had been informed that the meeting was being recorded and that the Council accepts no responsibility for any defamatory comments made.

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CONFIDENTIAL ITEMS

(ITEM 21/17)	RESCISSION OF CONTRACT FOR SALE NO. 4, PART OF DEANE STREET, BURWOOD
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That above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 10A(2) (c) of the Local Government Act 1993, as the matter involves information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

QUESTIONS WITHOUT NOTICE

Councillors are requested to submit any Questions Without Notice in writing.

NOTICE OF MOTION**(ITEM NM1/17) BURWOOD COUNCIL AFFORDABLE HOUSING POLICY**

File No: 17/17191

Councillor Tony Doueihi to move that:

Over recent months, the NSW State Government and the Greater Sydney Commission have advocated the provision of Affordable Housing.

With the number of increased developments within the Burwood Local Government Area and those along Parramatta Road, I would like to seek a report from the General Manager as to the options available for Council in terms of how to manage affordable housing provided as part of future developments.

I, therefore, request that the General Manager develops a series of options for Council to also consider in relation to developing a Burwood Affordable Housing Strategy for all future developments.

Recommendation(s)

That the General Manager develops a series of options for Council to also consider in relation to developing a Burwood Affordable Housing Strategy for all future developments.

Attachments

There are no attachments for this report.

(ITEM 16/17) PUBLIC EXHIBITION OF PLANNING PROPOSAL FOR THE HERITAGE CONSERVATION OF ADDITIONAL PROPERTIES

File No: 17/15006

REPORT BY DEPUTY GENERAL MANAGER LAND, INFRASTRUCTURE & ENVIRONMENT

Summary

At its meeting on 22 November 2016, Council considered a report on several heritage matters. Council resolved to prepare a Planning Proposal. This report presents the public exhibition outcomes of that Planning Proposal. Two submissions have been received. It is recommended that the Planning Proposal proceed to finalisation without variation.

Background

At its meeting on 24 August 2015, Council considered the findings of the *Assessment of Potential Heritage Items - Stage 1*. The study recommended that several properties be listed as heritage items or included in a heritage conservation area.

Council resolved to undertake preliminary consultation with property owners, which was the subject of a subsequent report at the Council Meeting on 22 March 2016. At this March meeting Council resolved to progress the inclusion of three properties in a heritage conservation area, being 55, 59 and 67 Liverpool Road Burwood Heights (including the preparation and exhibition of a Planning Proposal).

Council also resolved in March 2016 to undertake further investigation of four properties, and add 16 Eureka Street Burwood to the heritage investigation. These further investigations were undertaken and were the subject of a report to Council in November 2016.

On 24 May 2016, Council separately resolved to progress the heritage listing of 66 Lucas Road Burwood (including the preparation and exhibition of a Planning Proposal).

At its meeting on 22 November 2016, Council considered a report on several heritage matters. It was resolved at the meeting:

1. *That Council endorse the preparation of a Planning Proposal encompassing the following heritage matters and submit the Planning Proposal to NSW Planning and Environment for a Gateway Determination:*
 - *The heritage listing of three properties following a peer review, being 18 Liverpool Road Croydon, 99 Burwood Road Enfield, and 109 Burwood Road Enfield*
 - *The heritage listing of 16 Eureka Street Burwood*
 - *The heritage listing of the former Electrical Substation at 185 Georges River Road Croydon Park*
 - *The amendment of the listing for PLC at Croydon*
2. *That subject to the Gateway Determination, the Planning Proposal be publicly exhibited and consultation with any relevant public authorities be undertaken.*
3. *That the results of the public exhibition and consultation be reported back to Council.*
4. *That heritage listing for 122-126 Burwood Road Burwood be deferred to enable the owner to make a written submission.*

In accordance with Council's resolution, this report presents the outcomes of the public exhibition. The deferred matter, Ely House at 122-126 Burwood Road Burwood, is the subject of a separate report to Council.

Planning Proposal

The Planning Proposal encompasses several heritage matters considered by Council over recent years.

The Planning Proposal seeks to facilitate the heritage listing of the following properties (identified as having local significance) under Schedule 5 of the Burwood Local Environmental Plan (BLEP) 2012:

- 16 Eureka Street, Burwood
- 66 Lucas Road, Burwood
- 18 Liverpool Road, Croydon
- 185 Georges River Road, Croydon Park
- 99 Burwood Road, Enfield
- 109 Burwood Road, Enfield

The Planning Proposal further seeks to facilitate the inclusion of the following properties within the Appian Way Heritage Conservation Area (HCA) under Schedule 5:

- 55 Liverpool Road, Burwood Heights
- 59 Liverpool Road, Burwood Heights
- 67 Liverpool Road, Burwood Heights

The Planning Proposal also seeks to revise the address, description, and level of significance of the following property listed under Schedule 5:

- Presbyterian Ladies' College (PLC), 1 Meta Street, Croydon on account of its inclusion on the State Heritage Register

Discussion

Two submissions have been received during the public exhibition period. These submissions relate to the proposed heritage listing of 99 Burwood Road Enfield, and 109 Burwood Road Enfield.

99 Burwood Road Enfield

The submission objects to the heritage listing of the property. The submission is accompanied by an Engineer's Report. The submission is summarised as follows:

- Disputes the association with Rupert Cook's Burwood Road Brickwork as there is no evidence that Rupert Cook lived there, but rather that it was built for one of his children.
- The Engineer's Report identifies issues such as the settlement of footings, corrosion of some lintels, cracks in walls, and water penetration that occurred prior to the roof replacement. It indicates that the building would require underpinning of footings, reinforcement of the building frame - particularly the roof, and repointing of mortar joints.
- Disputes the validity of the studies as the heritage consultants engaged by Council did not have access to the building's interior.
- Several alterations have been undertaken to the house since the initial heritage investigation, namely the replacement of the terracotta tiled roof with a corrugated metal roof and removal of chimneys.
- The property is not in its original condition, particularly referencing rear additions from a later period, as well as a second dwelling to the rear of the site.

The full submission is at **Attachment 1**.

Preceding this submission, two heritage assessments were commissioned by Council which supported a heritage listing of the property. Both assessments were carried out by independent heritage consultants, being City Plan Services and Colin Israel Heritage Advice.

The following is an overview of matters considered in determining whether to progress a heritage listing of the property:

- Since heritage listing does not typically protect non-structural interior elements, interior access by the consultants was not essential to their investigation. While Council's initial letter to the owners encouraged owners to provide internal access, it was made clear that the investigation would be undertaken irrespective of internal access being granted.
- The heritage investigation does not assert that Rupert Cook lived at the site, but rather that it was the home of John Hankinson and Emily Hankinson (nee Cook). Both houses at 99 and 109 Burwood Road have well-established links to the Brickworks, as documented in the publication 'Working The Clays' and the heritage investigations.
- The recent replacement of the roof (around October 2015) is unfortunate, however the form and brickwork of the original house remains discernable. Other changes, such as rear additions and bathroom renovations, are generally in keeping with the extent of alterations expected of any heritage item, and indeed permissible with consent.
- While the Engineer's Report suggests that the owners consider demolition, this should not be taken to unduly weigh against undertaking repair work set out earlier in the report. The Engineer's Report does not consider the heritage significance of the building.
- Council undertook to investigate the heritage significance of this property as far back as 2002 and there was also a nomination for heritage listing from the Burwood and District Historical Society.
- Both of the assessments commissioned by Council found the property to satisfy the heritage criteria of (a) historic significance, (b) associational significance, and (c) aesthetic significance, with possible (e) technical significance, and (f) rarity.

An amalgam of the heritage assessments by City Plan Services and Colin Israel Heritage Advice are at **Attachment 2**.

109 Burwood Road Enfield

The submission does not explicitly object to the heritage listing of the property, but does raise concerns and questions. The submission is accompanied by an Engineer's Report. The submission is summarised as follows:

- Owners recognise the aesthetic quality of the house's design and historical merit. Have worked to restore the property and maintain its original features.
- The building has structural issues on account of timber roof framing which is under-strength and causing the roof to spread. Cracking of walls is also identified by the owners.
- Concerned about what restrictions heritage listing may place on the property.
- Question whether replacement of the roof with a lighter material (eg. Colorbond) would be permitted. Owners acknowledge that they would prefer to retain a tiled roof.
- Question whether heritage grants and professional advice are available to heritage items.
- Question whether Council would permit conversion of the roof space to habitable space.

The full submission is at **Attachment 3**. A response to the submitter's questions was prepared by Council Officers and is at **Attachment 4**.

Preceding this submission, two heritage assessments were commissioned by Council which supported a heritage listing of the property. Both assessments were carried out by independent heritage consultants, being City Plan Services and Colin Israel Heritage Advice.

The following is an overview of matters considered in determining whether to progress a heritage listing of the property:

- The owners are actively pursuing options for rectification of the roof problems identified. Heritage listing would not be expected to restrict reasonable repair or conservation work where this work is based on sound professional advice.
- The owner's submission does not refute the historical facts (i.e. ownership details, date of construction, architectural style) contained in the assessments commissioned by Council.
- Council undertook to investigate the heritage significance of this property as far back as 2002 and there was also a nomination for heritage listing from the Burwood and District Historical Society.
- Both of the assessments commissioned by Council found the property to satisfy the heritage criteria of (a) historic significance, (b) associational significance, and (c) aesthetic significance, with possible (e) technical significance, and (f) rarity.

An amalgam of the heritage assessments by City Plan Services and Colin Israel Heritage Advice are at **Attachment 5**.

Consultation

The properties at 99 and 109 Burwood Road Enfield were the subject of a preliminary consultation in late 2015. No submissions were received from the property owners at that time.

The subsequent Planning Proposal was placed on public exhibition from 21 February 2017 to 21 March 2017. An exhibition notice was placed in the Inner West Courier. Exhibition material was made available at Council's Customer Service Centre and on Council's website. The owners of affected properties were also notified in writing.

Two submissions were received from, or on behalf of, the owners of 99 and 109 Burwood Road Enfield.

Public Authority Consultation

In accordance with the Gateway Determination, the Office of Environment and Heritage (OEH) was consulted. The Office raises no objection to the Planning Proposal. The Office's letter is available at **Attachment 6**.

Planning or Policy Implications

Upon review of the submissions received, it is recommended that Council endorse the Planning Proposal as exhibited, and proceed to the preparation of the Local Environmental Plan (LEP) amendment.

In accordance with the delegated authorisation for making a LEP, Council Officers will liaise with Parliamentary Counsel and the Department of Planning & Environment (DP&E) representatives in progressing the LEP to notification, where it becomes law.

Financial Implications

The cost of the heritage investigations has been covered by existing budgets. The existing budget is sufficient to provide for the progression of the LEP amendment. The rolling-over of funds may be required if timeframes are extended.

Conclusion

The Planning Proposal was placed on public exhibition in accordance with the Gateway Determination. Two submissions were received during the exhibition period. It is considered that heritage designation of the identified properties would serve the public interest while ensuring any development of these sites is sympathetic to its heritage values. Accordingly, this report recommends that Council endorse the Planning Proposal as exhibited, and that it be progressed to making of a draft LEP and subsequent notification.

Recommendation(s)

1. That Council note the findings of the review of submissions from the public exhibition of the Planning Proposal.
2. That Council use its authorisation to exercise delegation in the making of an LEP to give effect to the Planning Proposal and progress the LEP to notification.
3. That the affected property owners be advised of Council's resolution.

Attachments

- 1 [↓](#) Submission 99 Burwood Road Enfield
- 2 [↓](#) Heritage Assessments 99 Burwood Road Enfield
- 3 [↓](#) Submission 109 Burwood Road Enfield
- 4 [↓](#) Response Letter 109 Burwood Road Enfield
- 5 [↓](#) Heritage Assessments 109 Burwood Road Enfield
- 6 [↓](#) OEH Letter

ATTACHMENT 1

ITEM 16/17 Public Exhibition of Planning Proposal for the Heritage Conservation of Additional Properties.DOC
Submission 99 Burwood Road Enfield



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20 March 2017

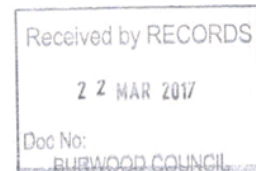
Our Ref:

PF:17015

The General Manager
Burwood Council
PO Box 240
BURWOOD NSW 2134

FACSIMILE TRANSMISSION: 9911 9900

EMAIL: council@burwood.nsw.gov.au



Dear Sir,

**RE: 99 BURWOOD ROAD ENFIELD ("the Property")
SUBMISSIONS AGAINST HERITAGE DESIGNATION**

We act for William Su, the registered proprietor of the Property.

Our client has received correspondence from Council dated 30 September 2015 advising of its 24 August 2015 Resolutions including one to "seek consent from property owners before considering to progressing to heritage listing their properties".

Our client has instructed us to submit to Council that he:

- i. Objects to the heritage designation of the Property; and
- ii. Does not consent to Council listing the Property as a heritage property.

Our client's submissions have taken into consideration the following reports / information:

- A. Council's aforementioned letter dated 30 September 2015 which noted Council had considered findings of a consultant who had undertaken a heritage assessment of properties in its municipality ("Council's First Letter").
- B. The Public Exhibition of Council's Planning Proposal for Heritage Conservation of Additional Properties which included the Property located at http://www.burwood.nsw.gov.au/public_exhibitions_landing_page.html
- C. From that webpage, the report of City Plan Services dated March 2015, which detailed the alleged historical relevance of the Property in the opinion of the report writers. The report was located at http://www.burwood.nsw.gov.au/verve/resources/PP_Enclosure_3_-_Heritage_Assessment_by_CityPlan_Services.pdf ("the Heritage Report")

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Submission 99 Burwood Road Enfield

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- D. Part 4.7 of the Burwood Development Control Plan – Final Version – Effective 06.12.2016 located at http://www.burwood.nsw.gov.au/verve/_resources/Amendment_No._3_-_Burwood_Development_Control_Plan_-_Final_Version_-_Effective_06.12.2016.PDF (“the DCP”);
- E. The Site Inspection Report conducted by Hugo Garcia, Structural Engineer with CHE Engineering dated 15 March 2017 (“the Engineering Report”). A copy of the Engineering Report is enclosed.

Our client has instructed us to make the following submissions and objections in relation to the heritage designation of the Property:

Overview

1. The Heritage Report states that the Property is:

“Associated with Rupert Cook’s Burwood Road Brickworks - refer ‘Working the Clays’. Council’s resolution on LEP 48 makes an undertaking to investigate the potential heritage significance of this property (together with 18 Liverpool Rd & 109 Burwood Rd). Identified by Historical Society in 2010.”

2. The Survey for the Heritage Report noted it was:

“From public domain. No investigation, owners were not present.”

3. The Heritage Report also notes the Property:

- 3.1. Has no special social significants / association
- 3.2. is "not particularly rare, there are many examples available"

In relation to Rupert Cook

4. No evidence has been provided that the said Rupert Cook actually lived in the house but rather it was said he built it for one of his children.

4.1. Our client has not received any documentation from Land & Property Information showing Rupert Cook actually owned the Property.

4.2. The SANDS directory does not undisputedly state Rupert Cook lived at or owned the Property.

4.3. We understand that Rupert Cook owned / lived in numerous properties including:

- 4.3.1. Georges River Rd, Enfield (SANDS 1909);
- 4.3.2. Stanley St, Enfield (SANDS 1907)
- 4.3.3. 145 Shepherd street, Marrickville (SANDS 1900)
- 4.3.4. Jabez street, Marrickville (SANDS 1890)

4.4. Council’s report states:

“Cook was also awarded a certificate of merit by the Royal Agricultural Society of NSW for his brick making contributions to NSW” (State Library of NSW, 1896/1898).

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Submission 99 Burwood Road Enfield

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The same report also states Rupert Cook established a brick factory at Enfield from 1902.

With respect, we submit this clearly shows that Rupert Cook's brick factory at Enfield was not the reason for and did not contribute to this award. The more likely reason Mr Cook received the award was for his Marrickville factory.

- 4.5. It was noted in the heritage report that Rupert Cook started his Enfield brick factory due to the large amount of clay deposits. Modern building surveys and studies have shown that clay is a reactive material that expands and shrinks depending on the amount of moisture in the ground. The Property is built with footings on clay and over the past 107 years the clay has expanded and shrunk causing the footings of the building to move and as a result numerous structural cracks are present.

The DCP

5. Reference is made to the DCP as follows:

- 5.1. Part 4.7.2 *"Council seeks to ensure that future generations will be able to understand and visualise Burwood's past through the physical evidence of important buildings, places and development patterns."*

- 5.2. Part 4.7.2 notes one of Council's objectives is "To ensure that any alterations or additions to heritage properties reflect the predominant scale, height, proportion, character and setbacks of the existing property, and surrounding development."

6. Through the following submissions and review of the Engineering Report, it will be shown that the designation of the Property as of Heritage significance is flawed and should not proceed.

Our Client's Specific Submissions

Our client notes that the Heritage Report notes that an investigation of the Property was not carried out by the Consultants retained by Council. As a result, our client brings to Council's attention the following:

7. Since the date of the Heritage Report, the Property has had numerous repairs / replacement work completed including a new modern metal roof.
8. The Heritage Report notes '... unique brick / tiles / glazing use in the building'. This is no longer correct as:
 - 8.1. roof tiles were replaced with metal sheeting
 - 8.2. veranda mosaic tiles were replaced eight (8) years previously with modern plain tiles
 - 8.3. terracotta features have decay and damage
 - 8.4. all chimneys has been removed (due to possible structural collapse)
 - 8.5. the wooden columns on the veranda have been rectified to reinforce their structure using modern metal shoes. Many wooden features have decay or have been damaged by tenants.
9. The construction of the house on the Property has the following timeline:
 - 9.1. the first 2/3rd part of the house was originally built in 1910 with terracotta roof tiles;

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9.2. the last 1/3rd part of the house was built in the late 1960s and has a metal corrugated iron roof. The design / materials used were significantly poorer than the original.

10. The house "as is" on the Property is not the original as of the 1910 house.

11. We note the Engineering Report indicates the following:

"dwelling at the rear of the property is of a modern design...no more than 20 years old"

12. The last major renovation of the house on the Property was carried out in the 1960s where internal bathrooms, extra bedroom, sunroom were added.

13. Since 2007, when our client Purchaser the Property, he has undertaken needed renovations including an addition of a new modern kitchen and bathroom to a standard quality.

Front Facade

14. The DCP indicates at P26 that:

"Original windows and doors must be retained or reinstated."

15. The Engineering Report on the contrary states:

"windows and external door frames are in poor condition and most required replacement or repair...once work to repair ...begins, further damaged sections are usually found and the cost of repairing these items usually exceeds the cost of replacing the whole item from the outset...window sills of many of the windows are rotted beyond repair and / or dislodged"

The Property has termite damage from a termite nest outside number 101 Burwood Road, Enfield. The nest was removed by Council in 2007 after numerous communications by our client. As a result, a number of internal doors / door frames and windows have been replaced or show signs of termite damage and require replacement.

16. The exterior of the double hung windows are in most places rotten. Putty used around the glass has cracked and fallen away causing the wood to rot around the glass.

17. The cost of undertaking such work would be prohibitive and could not be justified given the other conclusions made in the Engineering Report.

18. The tree roots from the front tree are also affecting the foundation of the house causing internal wall movements and cracks.

Internal Condition:

19. The Property was renovated as follows:

19.1. The bathroom was renovated approximately ten (10) years ago, in a modern style, to a cheap standard;

19.2. The kitchen was added approximately ten (10) years ago, in a modern style, to a cheap standard.

20. Most double hung windows in the Property are not operating and require extensive carpentry work to bring it back into functional condition.

21. The old light fittings have been replaced with new light housings.

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22. The old rendered walls have cracks and are separated from the brick work.
23. The foundations have moved with most internal walls having cracks and being warped. The foundation requires underpinning to stabilise internal wall movements.
24. The sandy mortar used in the original brickwork has separated from the bricks.
25. The ceilings are cracked and falling down in many places.
26. There is water damage from leaks from the original old tile roof.

These matters were clearly set out in the Engineering Report.

27. The original light switches were replaced with modern plastic type electrical switches approximately twenty (20) years ago.
28. All internal doors have been modified by fitting modern door handles and locks. Most doors have been cut due to the warping of the door frame.
29. The Internal floor boards / frames have termite damage. Many replacement parts were used in 2007 to repair same.

External Condition

30. There is a relatively new corrugated metal roof that was installed after approval from Council in mid-2014 with the work completed in early 2016.
31. The rear of the house is under the old corrugated roof added in the early 1960s.
32. Original French profile roof tiles and feature ridge were removed and disposed.
33. Both roofs are significantly different to the roof that was previously installed on the house. We note that the DCP notes at P17 and P18:
 - 33.1. Replacement roofing shall be based on evidence of the period, style, traditional form and materials of the existing building.
 - 33.2. Roof details, such as finials and ridge capping, are to be maintained where possible, or replaced with matching elements.

This is obviously has not occurred and would be unable to be reverted to the requirement set out at P16 which states:

"terracotta tiled houses of the Federation and early Inter-War period will be required to replace the roof with unglazed terracotta tiles in a Marseille profile and natural "terracotta" colour."

34. During the installation of the corrugated metal roof in 2016, the chimney stack was removed due to the sand mortar being corroded causing the stack to be in danger of falling over.
35. It is noted from the Engineering Report the comment:

"roofing material is corrugated iron...installed a couple years ago...pitched roof is sagged...bow is very notorious to a naked eye...allowed for penetration of rainwater into the building...water damaged the walls and the ceiling lining"

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36. The sandy mortar used between bricks is corroding away. In many places the mortar has completely gone.
37. The original feature mosaic veranda tiles have been replaced with modern grey outdoor tiles.
38. The road is higher than the house which, during times of rain, means water runs down the front of the house to the back. The wooden floor frame and wood boards closer to the front of the house are often damp and rotten due to high moisture.
39. The original side ventilation terracotta features tiles have cracked, are brittle, or have been damaged by contractors/tenants.
40. The condition of the back sunroom (which was added early 1960s) is not water tight. Existing weather board is damaged in various places. Surrounding windows has advanced rot in the surrounds. Glass panels are a mix and match from previous replacements.

Fences

41. We note that the DCP at Part 4.7.3 P2 states:
"Original fences must be retained and repaired."
42. The original front fence is warped and has a massive crack due to the front street tree. The condition is unrepairable due to huge tree roots running beneath ground.
43. Given the recommendation in the Engineering Report that demolition be considered of the Property, we submit this also relates to the fence.

Street environment

44. We note that at P40 of the DCP in states:
"Development in the Vicinity of a Heritage Property P40
New development, or alterations and additions to existing development, that is located in the vicinity of a heritage property, must be designed and sited to:
 - *Have regard for, and be compatible with, the significance of the heritage property*
 - *Reflect the bulk, scale, height and proportion of the heritage property;*
 - *Respect the front garden setting, any established setbacks, and views and vistas of the heritage property;*
 - *Be recessive in character and not dominate the heritage property;*
 - *Interpret the materials and architectural detailing of the heritage property.*
 - *Respond to the building alignment of the heritage property.*
45. There is a second dwelling that has been built in the back approved by council around 2005. The dwelling was completed in 2010 and looks nothing like a federation house.
46. The neighbour's house to the south is a modern 1970's house.

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47. The neighbour's property to the north contains a row of three town houses. Beside that property there is a modern double storey block of town houses built in 2010.
48. Immediately across the road are modern town houses.
49. There are numerous old houses along Burwood Road, Enfield which were purchased by developers and soon after demolished to erect town houses.
50. The above are examples of significant development which has occurred in the vicinity of the Property which would not in any way be able to comply with the DCP as stated above.

Future of the Property

51. The Engineering Report in particular makes the following statements:

"it is my opinion that the structural adequacy of the building has been minimised so much during the life time of the building that the dwelling at No. 99 Burwood Close Enfield is beyond repairs...it should be taken into consideration the possibility of proceed with the demolition of the entire building".

Summary

52. Given the information provided above, and the opinion contained in the Engineering Report, we submit on behalf of our client that the Property should not be designated as heritage.
53. We look forward to hearing from Council confirming that it will not list the Property as heritage given the defects in the Heritage Report which did not include an on-site inspection of the Property prior to its preparation.

Yours faithfully,

LIGHTHOUSE LAW GROUP



Peter Fazio
Solicitor

Encl.

Hugo G.Garcia
B.E.M.I.E.(AUST)
Chartered Professional Engineer
hugo@cheengineering.com.au



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RESIDENTIAL, COMMERCIAL & INDUSTRIAL - PACKAGE - STRUCTURAL ENGINEERING DESIGN - FEASIBILITY STUDIES

15th. March 2017

Our Ref.: 2328-17

Mr. William Su,
99 Burwood Road,
Enfield, NSW, 2136.

SITE INSPECTION REPORT

Ref.: Dilapidation Report on the residence at the above address.

1 - INTRODUCTION

INSPECTION DATE: 14th. March 2017

PROPERTY ADDRESS: 99 Burwood Road, Enfield, NSW, 2136

TYPE OF BUILDING INSPECTED: Free standing dwelling

PURPOSE OF INSPECTION: Structural Conditions Assessment

INSPECTING ENGINEER: Mr. Hugo Garcia, NPER, B.E.M.I.E., Australia

2 - SCOPE AND LIMITATIONS OF INSPECTION REPORT

The site inspection of the above mentioned dwelling and this Report were necessarily limited by the available access to the building structure.

Our assessment is based on a visual inspection only of those parts of the building that were accessible without removing any obstacles including but not limited to lining materials, surface covering, paint, soil and plants.

This Report will not disclose any type of defects in inaccessible areas, defects that are concealed and / or not reasonable visible or defects that may be apparent in other weather conditions.

This Report does not take into account the condition of existing services, concealed or exposed. This Report is given in good faith.

3 – COMMENTS AND GENERAL DESCRIPTION

There are two separate dwellings built in this property. The building inspected, No. 99, is situated at the front of the property and consists of timber framed floors, brickwalls, plasterboard ceilings and a pitched roof covered by a corrugated iron roof cladding. The age of this building is estimated to be in the vicinity 80 years old. There is a rear addition to the original brick house which consists of a timber framed walls covered with fibre cement cladding and with a flat iron roof on top. The window and door frames for the entire building are of timber. There is a front covered Veranda that extends to part of the front of the dwelling and part to the side of the dwelling facing the driveway. The land falls from the front to the rear of the property. The front house is set back in the vicinity of 7.50 meters from the front boundary of the property. This front yard in between the front of the house and the front brick fence is grassed. There is a side driveway which runs alongside the front house. The driveway is of brick pavers. The driveway is in the vicinity of 3.50 meters wide. The driveway leads to a rear dwelling which is identified as No. 99A. The dwelling at the rear of the property is of a modern design and is a new building which might be no more than 20 years old.

4 – OBSERVATION DURING OUR SITE INSPECTION

Our site inspection revealed the following:

A) BRICKWALLS:

The front old dwelling at No. 99 is built of face brick walls with sand and lime mortar. The brickwork on the façade appeared in a deteriorated condition which is consistent with the age of the building. The mortar joints between the bricks have deteriorated with the pass of time and in many areas disaggregated and consequently the walls have cracked and some bricks and windows sills are dislodged. The steel lintels over the window are corroded, the structural integrity of the lintels is now weaker. The lintels have also expanded due to corrosion and consequently due to these two factors the brickwork supported by the steel lintels on top of the windows is now cracked. Furthermore the area of Enfield is notorious for having reactive clays foundation material. A building of this age has been probably built of brick or sandstone footings which are not suitable for this type of foundation consequently the footings have differential settlement and the wall above these footings crack. The internal and external brickwalls of this dwelling show extensive signs of cracking for the entire building. Most of these cracks are of diagonal configuration which is a typical crack for differential footing settlement. In some of the internal brickwalls the cracks can be seen from both sides of the wall.

B) ROOFING:

The roofing material is corrugated iron, it is good condition and appears that has been installed a couple of years ago. Must probably due to the style and age of the building inspected, terra cottas tiles were the original roof cladding. The front section of the pitched roof is sagged and the bow is very notorious to a naked eye. The same applies to the hip of the roof that runs from the corner of the front Veranda up to the roof ridge. It has sagged. It is our opinion that this sagging and / or settlement of the roof frame when the roof was covered with roof tiles allowed for the penetration of rainwater into

the building and consequently this water damaged the walls and the ceiling lining below. The sagging effect of the roof frame would have created an horizontal force at the base of the roof frame where is supported by the brickwalls. It is our opinion that this is what has caused the cracking of the top section of the brickwalls above the picture rail. The cement render on the internal walls over the picture rails is cracked and the paint is pilling off.

C) CEILINGS

There ceiling lining over the entire dwelling has been damaged in many sections by water penetration. The type of deterioration that can be observed in the ceiling lining is mould and stains due to moisture or water ponding, cracks on the ceilings, bowing of the ceiling lining, paint pilling off and also dislodgment of the cornices from the face of the walls and cracking of the cornices.

D) WIDOWS AND EXTERNAL DOORS

The windows and external door frames are in poor condition and most required replacement or repair. Please note that while the replacement of rotted timber door or window framing might be an option, once work to repair the window or door begins, further damaged sections are usually found and the cost of repairing these items usually exceeds the cost of replacing the whole item from the outset. The window sills of many of the windows are rotted beyond repair and / or dislodged.

The brickwall supported by the corroded steel lintels over the windows and external doors is cracked.

5 - CONCLUSION AND RECOMMENDATIONS

It is my opinion that the structural adequacy of the building has been minimized so much during the life time of the building that the dwelling at No. 99 Burwood Close, Enfield, is beyond repairs.

The entire building will require to be underpinned in order strength the footing system and provide the required extra reinforcement to the building frame. The roof frame might have to be replaced. Same will be applicable to windows and doors, steel lintels, windows sills, ceiling lining, cornices and rotten timbers. The face brickwork mortar joints will need to be repointed and sections of the brickwalls that are severely cracked will need to be demolished and re-built. Then will be the unforeseen and / or hidden cost of repairs on top of all of the previously mentioned.

Taking into consideration all of the above it can be concluded that it should be taken into consideration the possibility of proceed with the demolition of the entire building.

Yours faithfully,

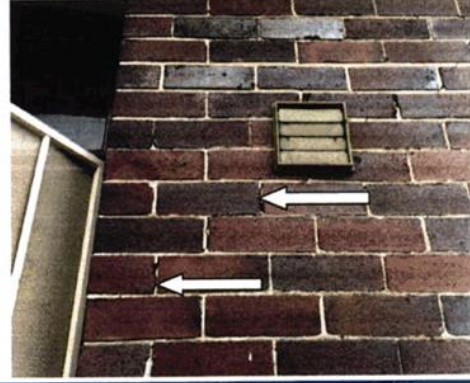


Hugo Garcia
Structural Engineer
Licensed Builder. License Number 182583C

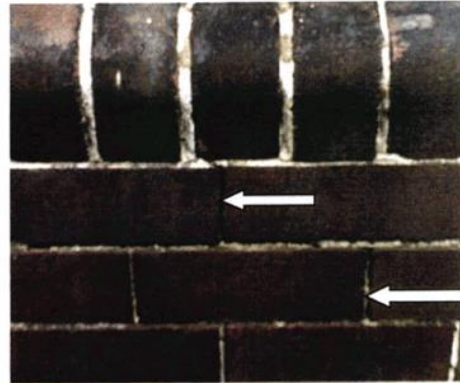
PHOTO MONTAGE

ATTACHMENT 1

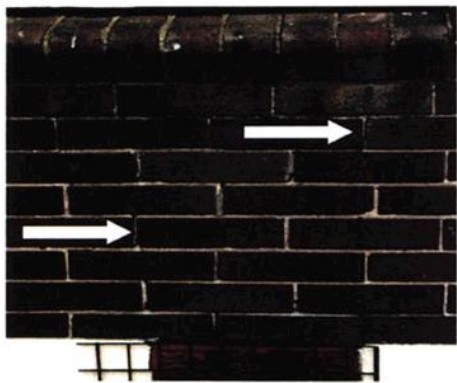
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FACE BRICKWALL DIAGONAL CRACKING



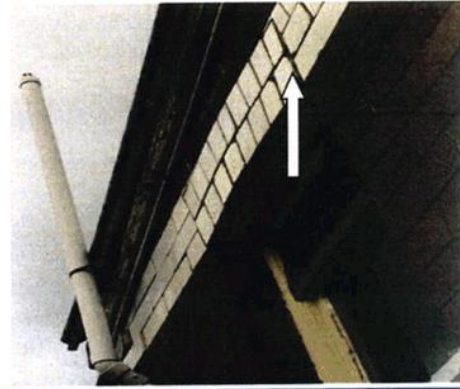
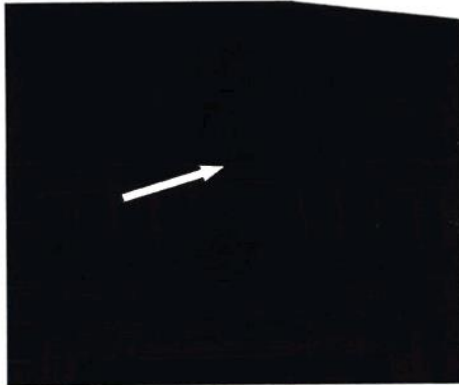
FACE BRICKWALL CRACK BELOW WINDOW SILL



FACE BRICKWALL CRACK BELOW WINDOW SILL

ATTACHMENT 1

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FACE BRICKWALL CRACK ABOVE WINDOW LINTEL



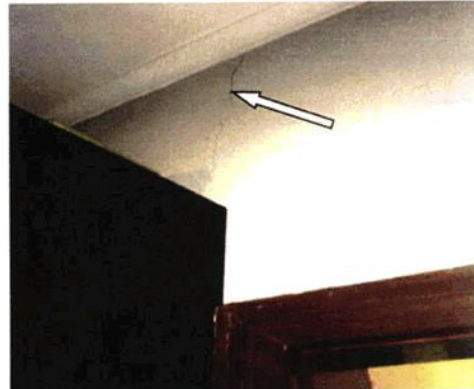
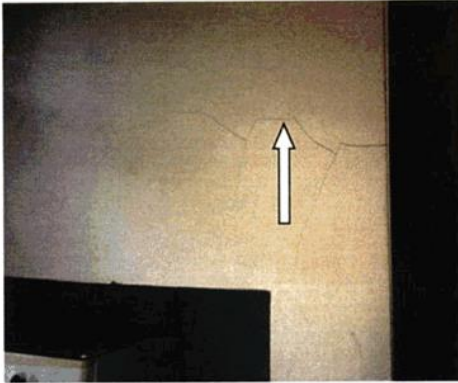
FACE BRICKWALL CRACK ABOVE WINDOW OR DOOR



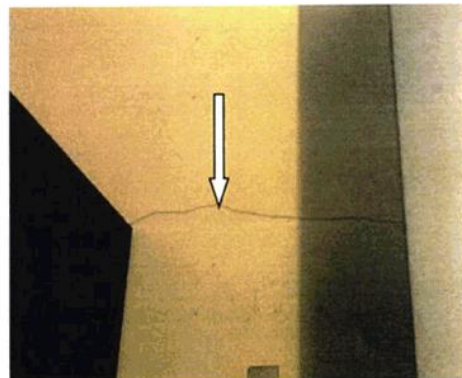
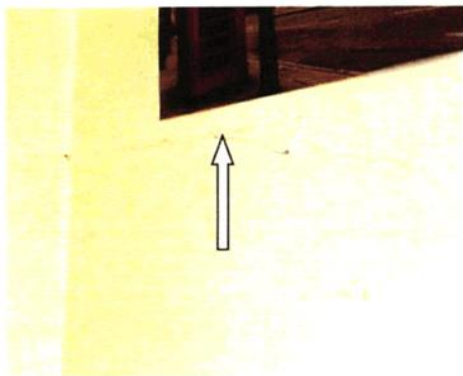
WINDOW SILLS DISLODGED AND BRICKWALL CRACK

ATTACHMENT 1

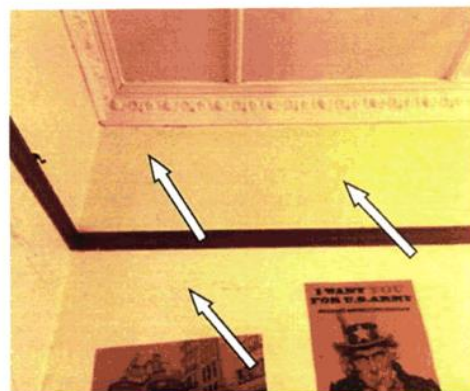
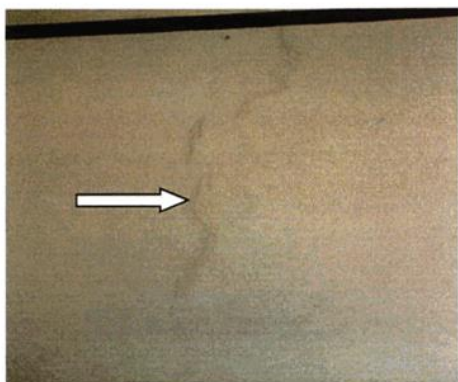
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INTERNAL BRICKWALLS CRACKING



INTERNAL BRICKWALLS CRACKING



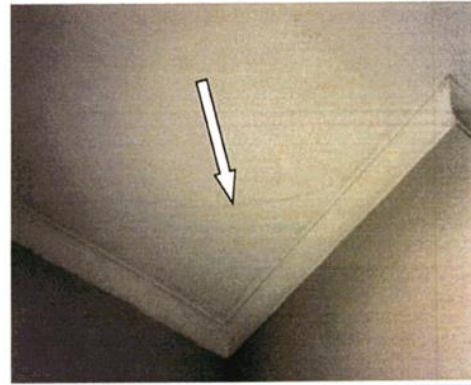
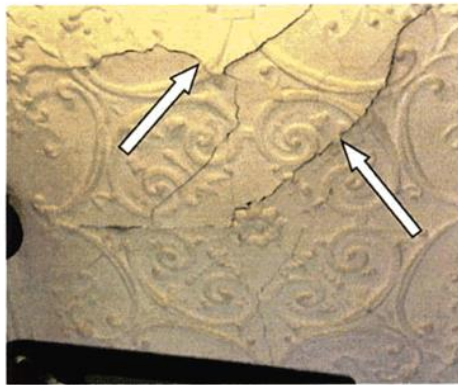
INTERNAL BRICKWALLS CRACKING

ATTACHMENT 1

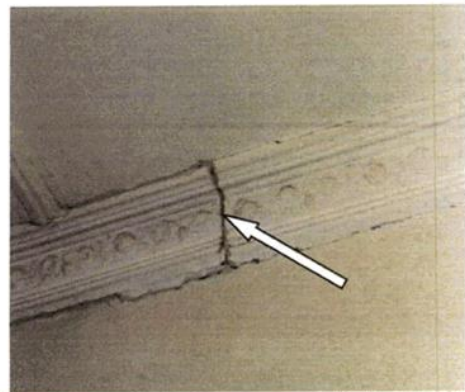
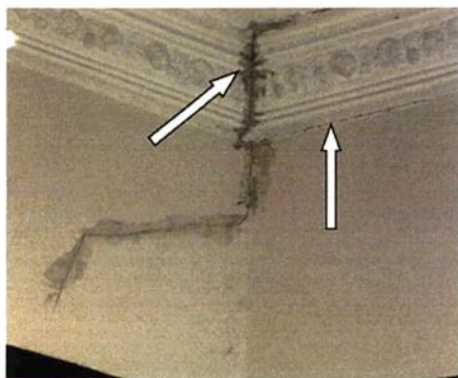
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DAMAGE ON THE CEILING LINING



CRACKS ON THE CEILING LINING



CORNICES CRACKED

ATTACHMENT 2

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Heritage Data Form

ITEM DETAILS						
Name of Item	Palm Cottage					
Other Name/s Former Name/s	Rupert Cook's House					
Item type (if known)						
Item group (if known)						
Item category (if known)						
Area, Group, or Collection Name						
Street number	99					
Street name	Burwood Road					
Suburb/town	Enfield			Postcode	2136	
Local Government Area/s	Burwood					
Property description	One storied Federation house Queen Anne Style. Lot B DP104640.					
Location - Lat/long	Latitude	-33.8930		Longitude	151.1003	
Location - AMG (if no street address)	Zone	R1 General Residential	Easting		Northing	
Owner	Mr William Su					
Current use	Residential home					
Former Use	Residential home					
Statement of significance	<p>Constructed c1910, Palm Cottage represents a high degree of technical/aesthetic achievement through the use of bricks and terracotta mouldings in the construction of the home by owner Rupert Cook. Rupert Cook was a prominent brick maker in the Burwood area from 1902 -1919. Cook produced high quality bricks that were used in many important Sydney buildings such as Central Station. The glazed and non-glazed bricks along with terracotta mouldings were used throughout Palm Cottage indicating that the entire building was constructed from the highest quality materials. The house may also present a further research possibility as some bricks used in the house may be unique constructed specifically by Cook's plant for his house.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

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- "harling" - Lime harling is a thrown, or cast-on, finish consisting of a slaked lime and coarse aggregate mortar, and it usually has a rough-textured surface.
<http://www.buildingconservation.com/articles/lime-harling/lime-harling.htm>
more usual term would be "roughcast render" unless there is a clear distinction (as in use of Lime)

DESCRIPTION					
Designer	Unknown, possibly Rupert Cook				
Builder/ maker	Rupert Cook				
Physical Description	<p>Palm Cottage is an example of Federation period Queen Anne style domestic architecture. The house is a stand-alone residence setback from Burwood Road on a subdivided lot with a new house built in the former back yard.</p> <p>The street fronting gable ended a-symmetrical projecting bay accommodates a bay window with the veranda supported on turned slender timber posts with decorative frieze extending across the remainder of the frontage. The house is primarily clad in red face brickwork sourced from Cook's brickworks, and was once tuck pointed white with a black stopper. There is a moulded vine terracotta detail painted cream with a liver glazed brick ogee moulded border and string course (3 courses high around 1.8m from the ground) that extends from the façade wrapping around the eastern elevation. The south elevation has a three course white glazed brick string course at the same height as the others.</p> <p>The bay window on the front projection has a darker coloured brick base and glazed liver coloured bull-nosed brick sill supported by a course of similarly coloured and glazed course of cyma reversa moulded brick. The bay windows are made up of three prominent and two smaller sash windows with the upper half of the window by a multi-paned top light in green and blue stained glass. The half timbered gabled roof with a harling base above the projection bay is painted cream with a maroon stripe under the decoratively octagonal and square side-wall shingled apex.</p> <p>The front entrance is a green painted half glass with two vertical panel style door with a two pane clerestory window. The original nameplate 'Palm Cottage' is beside the door in a moulded iron template. Another casement sash window with multi-paned top light sits mid-way under the veranda it appears to have a painted timber frame and liver coloured bull-nosed brick for the sill.</p> <p>The veranda's timber posts has a diminishing chamfer and three decorative channel stripes. It supports an ornamental timber-railed valance and decorative brackets, all timber is either painted cream or brown. The Marseilles pattern terracotta gable hip roof (produced at Cook's Brickyard) extends to cover the veranda, which culminates in exposed rafter ends and roofboards. The roof ridges are capped with terracotta tiles with ridge caps are intermittently crested culminating in a gable air vent used to ventilate the attic space. Veranda flatwork, once covered in tessellated tiles, is tiled white and is bordered with slate coping.</p> <p>The chimney is constructed from brick with two bands of harling and the diagonal trellis patterned terracotta chimney pots have been painted cream.</p>				
Physical condition and Archaeological potential	Good condition				
Construction years	Start year	1910	Finish year		Circa <input checked="" type="checkbox"/>
Modifications and dates	<p>Circa 2012 – Tessellated tile work removed from veranda.</p> <p>2003 – Dual occupancy permit submitted to subdivide the lot and construct new house in back yard.</p>				
Further comments					

Heritage Data Form

HISTORY	
Historical notes	<p>Palm Cottage was constructed around 1910 by prominent Sydney brick maker Rupert Cook. The bricks his nearby yard produced were of exceptional quality and were used in some of Sydney's most important buildings such as Central Station (Peek & Pratten, 1996).</p> <p>Rupert Cook was born in England in 1831 to Manchester based brick-maker Joseph Cook. After learning the brick-work trade from his father Rupert married Ann Plummer in Manchester Cathedral in 1952 (SMH 1919). A few years later they immigrated to Australia firstly settling in Marrickville where Rupert began work on the construction of the Princess Highway in 1863. After 21 years living in Australia Cook and his wife moved back to Manchester where he managed a brick-works for around six years. (Peek & Pratten, 1996).</p> <p>After returning to Sydney Rupert established his brickworks on Denby Street Marrickville. He located his business in the Marrickville area because of its good clay deposits. During this time he always lived nearby his factories, the Sands directory notes his first house was by Georges River Road (Sands 1869). Cook's Marrickville plant produced the bricks for the construction of Central Station. (Peek & Pratten, 1996).</p> <p>When the clay deposits of the Marrickville yard had been exhausted Cook bought nineteen acres of land in 1899 on the Western edge of Burwood Road in Enfield (Peek & Pratten, 1996). It is noted in the Sands Directory of 1902 that the Brickworks were established probably indicating they were established in 1901 after the Sands surveys were conducted. (Sands, 1902)</p> <p>A map by Alfred B. Searle indicates that the works included an office, clay/shale pit, iron machinery, a brick pressing shed, and one patent and four downdraught kilns parallel to one another (Searle, 1919). There was also the inclusion of a glazing and speciality works shed with a beehive kiln to fire handmade products. (Peek & Pratten, 1996).</p> <p>The fine handmade glazed products produced by Cook's Yard were described as 'practically perfect' by Searle (Searle, 1919). Cook was also awarded a certificate of merit by the Royal Agricultural Society of NSW for his brick making contributions to NSW. (State Library of NSW, 1896/1898)</p> <p>Palm Cottage was established along Burwood Road as Cook's own residence as it was nearby the yards. This house was probably the first around that area and was constructed from a number of different products in Cook's Yard (Peek & Pratten, 1996). For example: the decorative terracotta on the frieze, chimney pots, glazed window sills and face bricks.</p> <p>Cook died in 1919 at the age of almost 88; in his will his estates were valued at £51,219 naming his daughter Anne and her husband John Hankinson as executors of the estate. Cook also made many charitable bequests in his will towards the Congressional Home Missions Board, Camden College and the Home of Peace in Marrickville (The Maitland Daily Mercury, 1919).</p> <p>Cook's brickworks continued to operate until 1960 when the 16 acres of land was sold to Parkes Developments who then subsequently sold the land to the Burwood Council who turned it into Henley Park.</p>

THEMES	
National historical theme	<p>4 Building settlements, towns and cities</p> <p>8 Developing Australia's cultural life</p>
State historical theme	<p>4 Accommodation</p> <p>8 Creative endeavour</p>

ATTACHMENT 2

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Heritage Data Form

The name "Palm Cottage" appears to be based on references in Sands Sydney Directories.

- "Palm Cottage" - check capitals on both P & C consistent

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	Constructed in c1910 Palm Cottage is of local heritage significance as an evidence of development in Burwood in the Federation period. Because of its association with Rupert Cook, Palm Cottage is important in local and regional development because his bricks became the architectural of much of NSW.
Historical association significance SHR criteria (b)	Palm Cottage is strongly associated with the life work of highly regarded brick-maker Rupert Cook. The house is almost solely constructed from materials from Cook's manufacturing plant including examples of his 'practically perfect' glazed bricks used throughout some of Sydney's most important buildings. Rupert Cook was one of the first brick makers to set up practice in the Enfield/Burwood area and almost certainly contributed to the construction most of the surrounding houses including those of nearby Appian Way.
Aesthetic significance SHR criteria (c)	Palm Cottage demonstrates a high level of technical achievement through the use of very high quality constructed bricks made from Australian clay. The glazed bricks present are examples of early 20 th century glazing techniques using a large variety of unique recipes to produce different colours. It is a fine Federation Queen Anne style residence demonstrating key characteristic elements of the style in its perfect execution.
Social significance SHR criteria (d)	Palm Cottage does not have special association with a particular community or cultural group in NSW for social, cultural, or spiritual reasons.
Technical/Research significance SHR criteria (e)	Because of the unique bricks/tiles/glazing used in this building significant research could be gained from the techniques used in the construction of this house's building materials.
Rarity SHR criteria (f)	Palm Cottage is not particularly rare, there are many examples of this period and style of house in Burwood and throughout Sydney, nevertheless, its use of bricks, tiles, terracotta, and glazing are unique which contribute a sense of rarity to this building..
Representativeness SHR criteria (g)	Palm Cottage is representative of a fine Federation period Queen-Anne style house.
Integrity	Palm Cottage is an intact residence with high degree of integrity. Tessellated tiles on the veranda were unfortunately recently removed.

HERITAGE LISTINGS

Heritage listing/s	No current heritage listings. Recommended for listing under this heritage assessment study.

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Book	Nora Peek and Chris Pratten	Working the Clays	1996	
Book	Frances Pollon	The Book of Sydney Suburbs	1996	
Book	R. Apperly, R. Irving, P. Reynolds	A Pictorial Guide to Identifying Australian Architecture.	1994	
WEB	John Sands	Sands Directory	1905 - 1933	http://www.cityofsydney.nsw.gov.au/learn/search-our-

ATTACHMENT 2

ITEM 16/17 Public Exhibition of Planning Proposal for the Heritage Conservation of Additional Properties.DOC Heritage Assessments 99 Burwood Road Enfield

Heritage Data Form

				collections/sands-directory
Book	Alfred B. Searle	The Natural History of Clay	1919	
Newspaper	The Maitland Daily Mercury	Brickmakers Estate	1919	http://trove.nla.gov.au/ndp/del/article/131149046?searchTerm=rupert%20cook%20enfield%20brickmaker&searchLimits=l-category=Article
Record	Royal Agricultural Society of NSW	Certificates (2) of merit	1896/1898	State Library of NSW http://acms.sl.nsw.gov.au/item/itemDetailPaged.aspx?itemID=911107

RECOMMENDATIONS

Recommendations	<ol style="list-style-type: none"> 1) The building and landscape should be retained and conserved. A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken. 2) Archival photographic recording, in accordance with "Photographic Recording of Heritage Items Using Film or Digital Capture" (NSW Heritage Guidelines Series, 2006), should be undertaken before major changes. 3) "99 Burwood Road", should be listed as a heritage item in Schedule 5 of the <i>Burwood Local Environmental Plan 2012</i>. 4) Building owners should be advised about the importance of their property and encouraged to retain extant fabric, particularly in the un-investigated interior where reputedly unique bricks were used
------------------------	--

5) Any application should be conditioned to require an acceptable form of interpretation viewable from public domain.

SOURCE OF THIS INFORMATION

Name of study or report	Assessment of Potential Heritage Items	Year of study or report	2015
Item number in study or report	12.		
Author of study or report	City Plan Heritage		
Inspected by	Evan Oxland and Flavia Scardamaglia		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Anna McLaurin & Kerime Danis	Date	31/10/2014 & 08/05/2015

PEER REVIEW SUMMARY COMMENTS:

The investigation and analysis is generally sound and defines aspects of the significance in sufficient detail to support a recommendation to list as a Local Heritage Item. The connection of the fabric (products of local brick Kiln) create a strong and demonstrable association with Cook as a prominent person in the Local Government Area. This suggests that recommendations as to appropriate Interpretation would be warranted.

CURTILAGE ISSUE:

It is recommended that the Listing be amended to reflect the change that has occurred to the curtilage due to the construction a o new house (approved) in the rear yard. Despite the reduction to the original rear curtilage the building deserves to be listed due to the strong association with Cook and evidence in the fabric of Cook's brick and tile products used and in evidence in the house. These reflect aspects of the Local Government Area that have largely been lost over time - association with the brickworks and the high quality of brick and tile products used in construction of the house as a "show piece" for the Brickworks.

Colin Israel,

BSc; BArch UNSW & M Herit Cons USYD

Principal Heritage Consultant – Heritage Advice

14-09-2016

5

Heritage Data Form

IMAGES - 1 per page

Image caption	1943 aerial photograph, note undeveloped green field behind 99 Burwood Road.				
Image year	1943	Image by	SixMaps	Image copyright holder	Land & Property Information



Further management policies:

Interpretation Policy required to highlight connection with Cook's brickpit such as:

5) Any application should be conditioned to require an acceptable form of interpretation viewable from public domain.

Preservation policies:

(6) Itemise special bricks & locations - require NO PAINTING or Rendering of face brickwork or special brick or tile features and no disturbance or removal of special bricks, chimney pots etc in the event of any work occurring

Note: tessellated tiles on No 109 may provide a guide to future reinstatement of tilting to verandah of No 99 as the pair of houses are associated historically.

Cross reference to other related items should be explicit in the summary statement of significance.

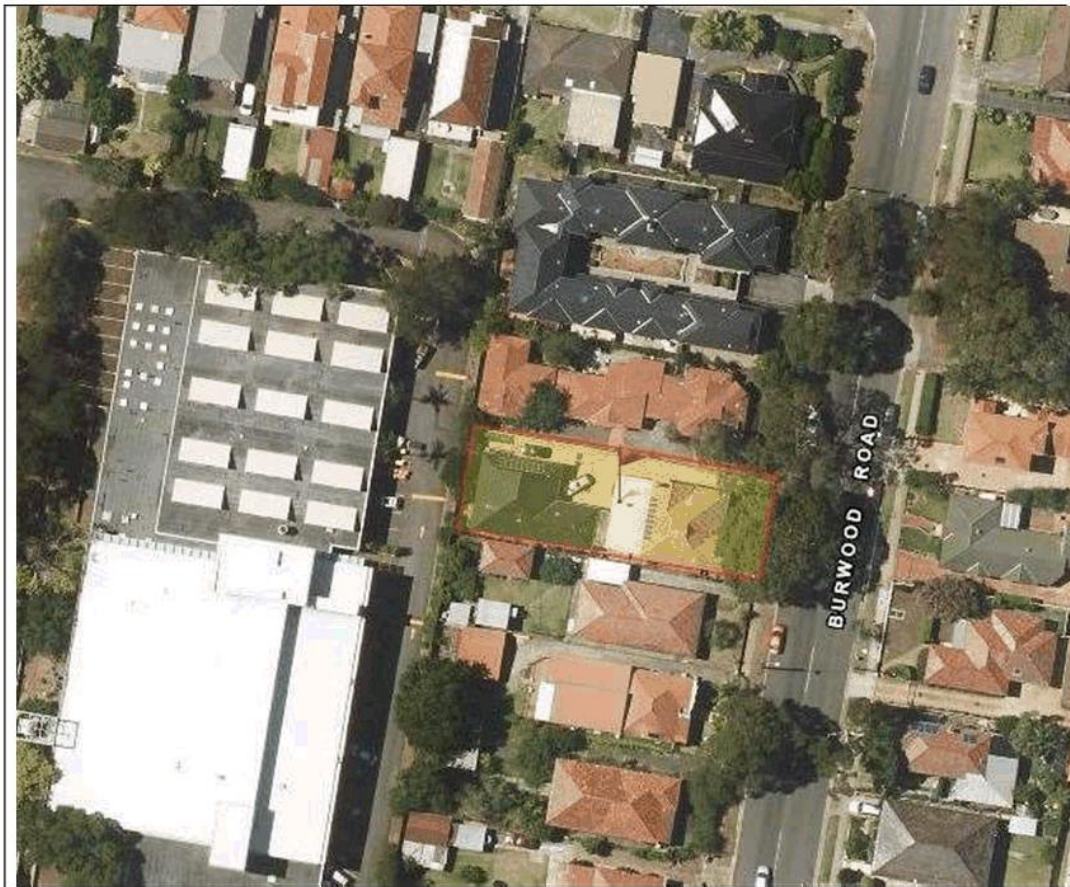
Fine polychrome work particularly to chimney & glazed chimney pots are worth noting.

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial photograph, note rear development with black roof.				
Image year	2014	Image by	SixMaps	Image copyright holder	Land & Property Information



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Burwood Road Façade of Palm Cottage				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Image taken from Burwood Road showing the extent of Palm Cottage				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council

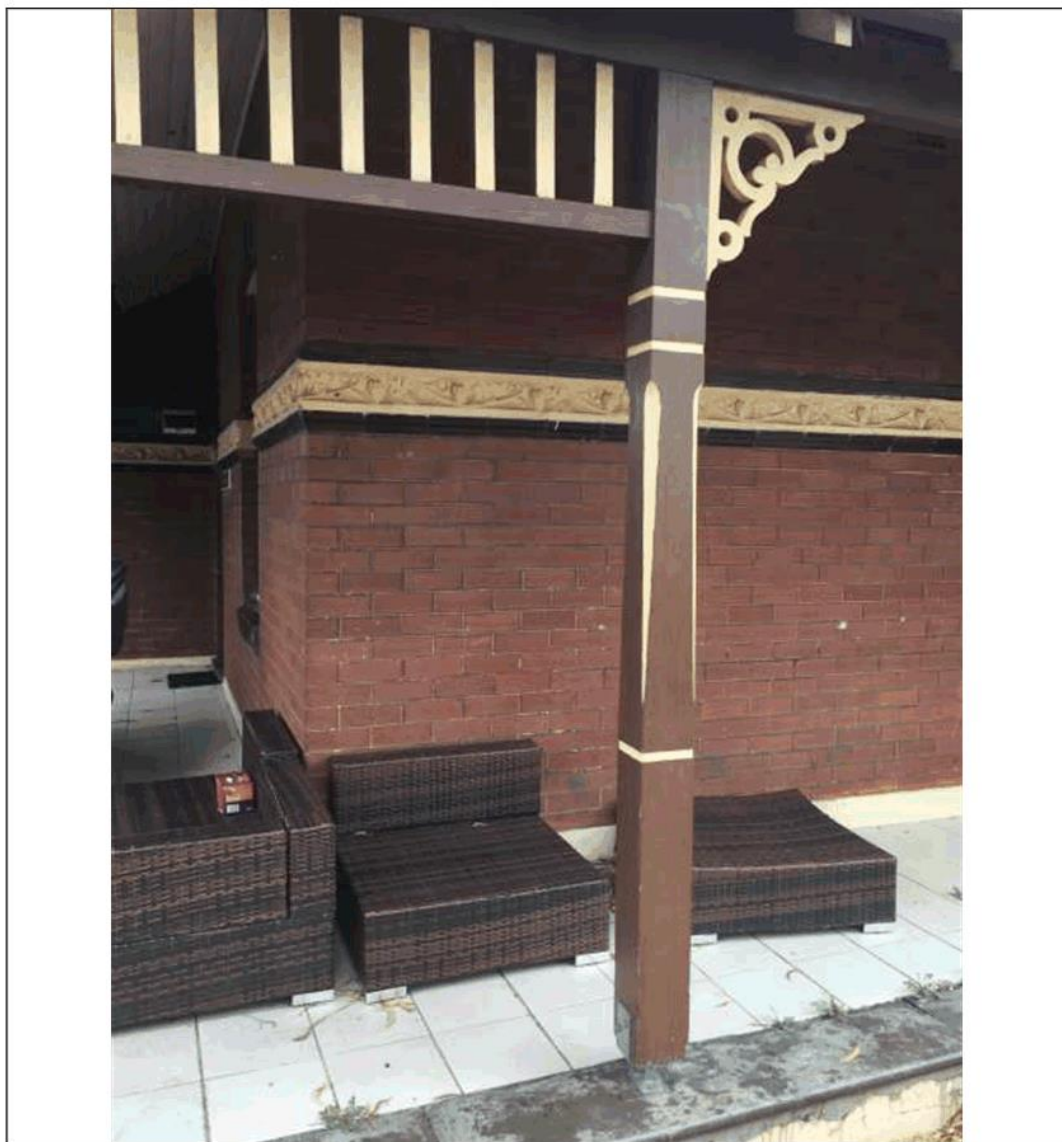


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail showing timber filigree veranda and terracotta moulded string course.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council

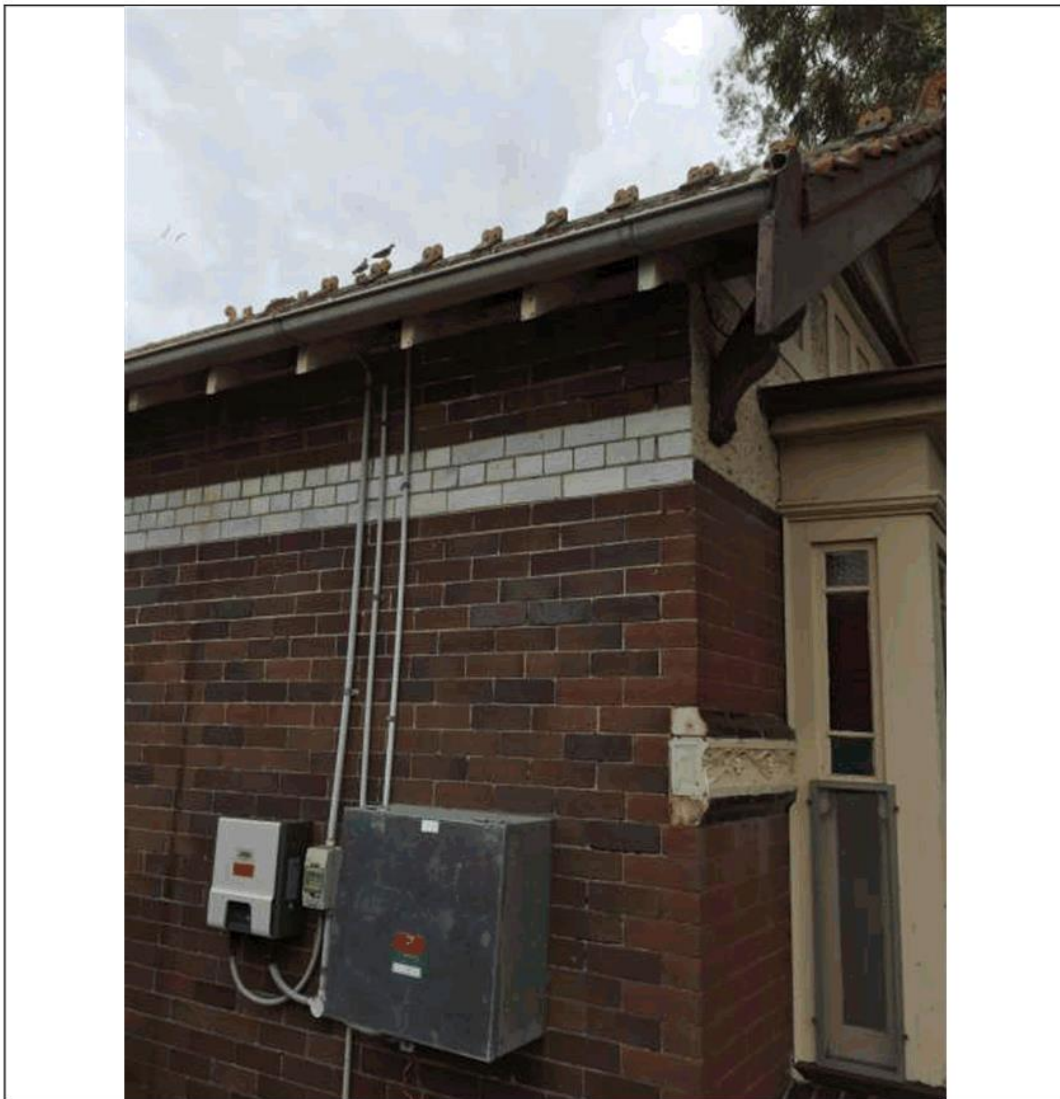


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

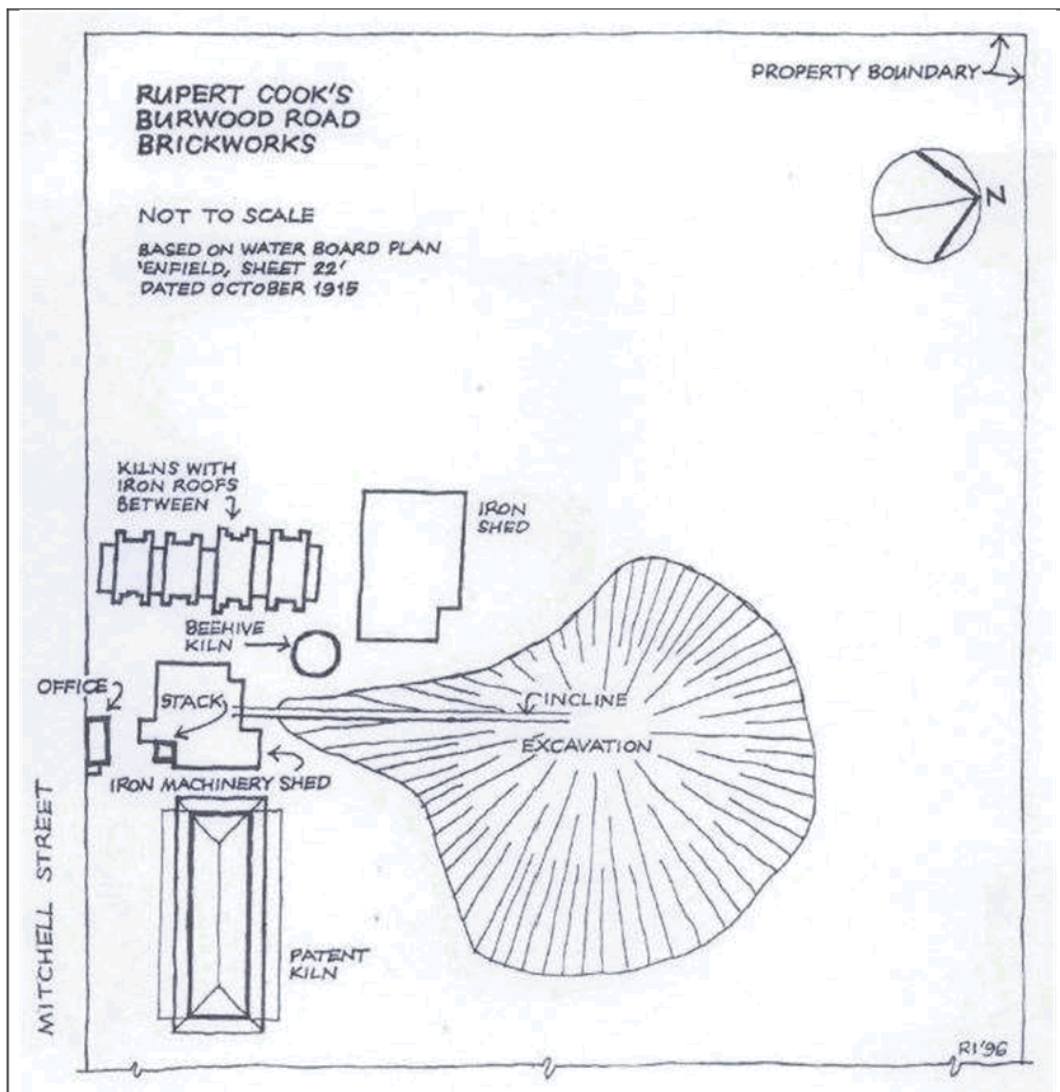
Image caption	String course of white glazed bricks along western façade of Palm Cottage.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



Heritage Data Form

IMAGES - 1 per page

Image caption	The brickworks of Rupert Cook along Burwood Road.				
Image year	1996	Image by	Nora Peek and Christ Pratten	Image copyright holder	Nora Peek and Christ Pratten



ATTACHMENT 3

ITEM 16/17 Public Exhibition of Planning Proposal for the Heritage Conservation of Additional Properties.DOC
Submission 109 Burwood Road Enfield

Burwood Council
PO Box 240
BURWOOD NSW 1805

Nicole Smeulders and Paul Beynon
109 Burwood Road
ENFIELD NSW 2136

19TH March 2017

Dear Ms Luo,

Thank you for your letter regarding the proposed heritage listing of our property at 109 Burwood Road Enfield. Both my husband and I chose our house because we appreciate the aesthetic quality of its design and historical merit. Paul and I are pleased that Burwood Council has recognized these qualities, as so much of Sydney's architecture is being lost to development. We have looked at the Planning Proposal for the proposed Heritage Conservation of additional properties and have found the document to be informative.

Paul and I have worked hard to restore the property and maintain its original features. We are concerned though by what restrictions heritage listing may place on our property. We are experiencing significant cracking in the walls of all the rooms of our house. We have employed a professional Civil engineer and his findings are included in this email. He has suggested that the roof is under supported and that the roof may be pushing out the walls of the property causing the plaster to crack. We have consulted a builder who is recognized for his work with heritage buildings and we are waiting for him to view the property. We do not want to change the tiled roof of the property, as we believe this would change the look of the house, but we are also worried that the house may be irreparably damaged by a roof which is too heavy. My question is, how would heritage listing impact on the restoration of our property? The owners of 99 Burwood Road have replaced their roof with a colourbond one. Whilst we do not want to change the appearance of our house, a lighter roof may save the house from further problems. Does Council offer advice on such matters? Do they fund monetary grants to maintain heritage listed properties to their original design? If the property was heritage listed, would we be able to convert the roof space into an additional room to accommodate elderly parents?

We would like these issues taken into consideration before any heritage listing is established. Please reply to us at your earliest convenience.

Yours Sincerely,

Nicole Smeulders and Paul Beynon

ITEM 16/17 Public Exhibition of Planning Proposal for the Heritage Conservation of Additional Properties.DOC
Submission 109 Burwood Road Enfield

Peter Law
BE M Eng Sc MIE Aust

Maurice J. Dawson
B Sc(Eng) MIE Aust CP Eng NPER

**Law &
Dawson** Pty Ltd
Consulting Structural
& Civil Engineers
A.C.N. 003 543 913
A.B.N. 97003 543 913

JD:2015/163

26th August 2015

109 BURWOOD ROAD, ENFIELD
STRENGTHENING PROCEDURE

An inspection of the dwelling was carried out on Thursday 1st May 2015, with a view to comment on the extensive masonry cracking.

We advise the existing timber roof framing is understrength, which is 'spreading' and causing roof movement. Defects observed were:-

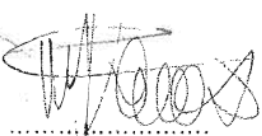
1. No collar ties.
2. Ceiling joists in wrong direction.
3. Underpurlin spans are excessive.
4. Additional struts are required.
5. Hip rafters need support at the underpurlins.

To stabilize the roof, we recommend the following rectification works:-

1. Cut back existing ceiling joist hangers and install 4 new combination beams from which to vertically strut the underpurlins.
2. Support the ceiling joists from the new combination beams – refer to drawing 2014/102 – 1.
3. Jack up roof prior to installing struts to ensure the roof load is transferred to the new beams.
4. Secure ceiling joists to rafters at the wall plate.

Allow roof framing to stabilize prior to repairing the masonry with 'Heli' ties or rods into the bed joints.

Replace corroded steel lintels.



Maurice J Dawson
Director
Chartered Professional Engineer
B.Sc.(Eng), M I E Aust, C P Eng
For and on Behalf of
Law & Dawson Pty Ltd

Suite 602, 6th Floor, 7 Help Street, Chatswood NSW 2067 Tel: (02) 9419 3511 Fax: (02) 9419 6040

Email: enquiries@lawdawson.com.au Web: www.lawdawson.com

ITEM 16/17 Public Exhibition of Planning Proposal for the Heritage Conservation of Additional Properties.DOC
Submission 109 Burwood Road Enfield

<p>GENERAL</p> <p>G1 These drawings shall be read in conjunction with all architectural and other consultants' drawings and specifications and with such other written instructions as may be issued during the course of the contract.</p> <p>G2 All workmanship and materials shall be in accordance with these notes unless specified otherwise on drawings.</p> <p>G3 Any discrepancies shall be referred to the Architect for a decision before proceeding with the work.</p> <p>G4 Dimensions shall not be obtained by scaling the structural drawings.</p> <p>G5 "Set out" dimensions shown on the drawings shall be verified by the builder.</p> <p>G6 During construction the builder shall maintain the structure in a stable condition and no part shall be overstressed.</p>		<p>BRICKWORK</p> <p>B1 All workmanship and materials to be in accordance with AS 3700 and other relevant codes.</p> <p>B2 Structural bricks to have a characteristic unconfined compressive strength of $f'_{uc} = 12 \text{ MPa}$.</p> <p>B3 Mortar mix 1:1:6 (cement:lime:sand)</p>		<p>TIMBER</p> <p>T1 All workmanship and materials shall be in accordance with AS 1720 and other relevant codes.</p> <p>T2 Timber Quality : (Unless Otherwise Noted) Oregon – F7 Stress Grade Pine – MGP10 Grade</p> <p>T3 All bolts shall be 20mm diameter black bolts unless otherwise noted.</p> <p>T4 Timbers exposed to weather to be durability class 1 or 2, with sapwood removed, or preservative treated to H3. (AS1683.2)</p>							
<p>0 1000 2000 3000 4000 5000</p> <p>1:100 SCALE</p>		<p>10000mm</p>		<p>EXISTING LAYOUT PLAN 1:100</p>							
<p>MEMBER SCHEDULE</p> <p>TAG MEMBER</p> <p>RB1,2,3,4 240x58 SMARTFRAME LVL15</p>		<p>Client: PAUL BEYNDON 109 BURWOOD ROAD, ENFIELD</p> <p>Project: ROOF STRENGTHENING AT 109 BURWOOD ROAD, ENFIELD</p> <p>Title: EXISTING LAYOUT PLAN & GENERAL NOTES</p>		<p>Law & Dawson Pty Ltd Consulting Structural & Civil Engineers</p> <p>Suite 402, 40A Thurst 7 Hilda Street, Cheltenham 2167 N.S.W. Tel: (02) 9419 2511, Fax: (02) 9419 0049 Email: lawandawson@bigpond.com.au</p> <p>A.C.N. 903 243 912</p>							
<p>Revision</p> <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Revision</th> </tr> <tr> <td>A</td> <td>26.08.15</td> <td>ISSUE FOR APPROVAL/CONSTRUCTION</td> </tr> </table>		No.	Date	Revision	A	26.08.15	ISSUE FOR APPROVAL/CONSTRUCTION	<p>Scale</p> <p>1:100</p>		<p>Project Number</p> <p>2015/163-SK1</p>	
No.	Date	Revision									
A	26.08.15	ISSUE FOR APPROVAL/CONSTRUCTION									
<p>Checked</p> <p>JALY '15</p>		<p>Approved</p> <p>2015/163-SK1</p>		<p>Revision No.</p> <p>A</p>							



Burwood Council
heritage • progress • pride

Mr Paul Beynon & Ms Nicole Smeulders
109 Burwood Road
ENFIELD NSW 2136

Trim No: 17/13557

21 March 2017

Dear Mr Beynon & Ms Smeulders

POTENTIAL HERITAGE LISTING – 109 BURWOOD ROAD, BURWOOD

Thank you for your submission concerning the proposed heritage listing of your property at 109 Burwood Road, Burwood. The submission, together with any others received during the exhibition period, will be considered in a report to an upcoming Council Meeting. A date is yet to be confirmed, but you will be invited in writing to attend the Council Meeting at that time.

Your submission raises a number of questions in respect to the building's roof and heritage listing in general, which I will attempt to address here.

Council's Heritage Advisor has advised that a heritage listing seeks to retain the external appearance, building materials, and character of the listed building. As such, retention of a terracotta tiled roof would be preferable from a heritage perspective, and Council's Development Control Plan (DCP) contains specific controls in this regard. Replacement of the roof with Colorbond would not be supported if the property were heritage listed. The heritage listing would not be expected to restrict reasonable repair, restoration or conservation work, where the work is based on sound professional advice. Indeed, Burwood Council offers a discounted fee for Development Applications involving heritage items. Council introduced this discount to support the conservation of heritage items.

Burwood Council does not currently offer heritage grants. While there are some grants available through the State Government, these funds tend to apply to properties on the State Heritage Register.

I refer to your question regarding structural advice. Burwood Council does not employ a structural engineer, so unfortunately Council is unable to provide expert advice in respect to the roof matter. It is noted however that your Engineer's Report has not recommended replacement of the existing roof with a Colorbond roof.

Finally, you enquire about the prospect of a roof conversion for a habitable room. Given that the tiled roof section of the house is around 10-11 metres deep, it seems unlikely that additional rooms could be accommodated in the existing pitched roof. Council's DCP contains a provision that requires first floor additions to be setback at least 9 metres from the front wall of the existing ground floor. While the roof space

ATTACHMENT 4

ITEM 16/17 Public Exhibition of Planning Proposal for the Heritage Conservation of Additional Properties.DOC
Response Letter 109 Burwood Road Enfield

may be used, dormer windows or roof windows are unlikely to be allowed within the 9 metre setback, which in turn would affect the ability of this space to accommodate a habitable room (that is, construction codes require natural light and ventilation). Instead, you may wish to investigate a sensitive addition in the location of the existing flat roof, provided that the addition is lower than the existing roof ridge and not highly visible from the street. I would recommend consulting Council's DCP for the other controls which would apply in this regard.

I trust this information is of assistance. Should you require further information, please contact the Council's Executive Strategic Planner – Heritage Advisor, Ms Marianna Kucic, on 9911 9876.

Yours sincerely



Ms DIWEI LUO
Manager Strategic Planning

ATTACHMENT 5

ITEM 16/17 Public Exhibition of Planning Proposal for the Heritage Conservation of Additional Properties.DOC
Heritage Assessments 109 Burwood Road Enfield

Heritage Data Form

REFER NOTES & HIGHLIGHTING WHERE FOUND AND SUMMARY ON PAGE 5

ITEM DETAILS					
Name of Item	John Hankinson's House				
Other Name/s Former Name/s	Santa Rosa				
Item type (if known)					
Item group (if known)					
Item category (if known)					
Area, Group, or Collection Name					
Street number	109				
Street name	Burwood Road				
Suburb/town	Enfield			Postcode	2136
Local Government Area/s	Burwood				
Property description	One storied Federation house Queen Anne Style. Lot C DP304943				
Location - Lat/long	Latitude	151°06'00.1"E		Longitude	33°53'37.1"S
Location - AMG (if no street address)	Zone	R1 – General Residential	Easting	Northing	
Owner	Mr Paul Beynon & Ms Nicole Smeulders				
Current use	Residential home				
Former Use	Residential home				
Statement of significance	<p>John Hankinson's House represents a high degree of technical/aesthetic achievement through its construction bricks and terracotta mouldings made by brick maker Rupert Cook. Rupert Cook who was also Hankinson's father-in-law was a prominent brick maker in the Burwood/Enfield area from 1902 - 1919.</p> <p>Rupert Cook produced high quality bricks that were used in many important Sydney buildings such as Central Station. The glazed and non-glazed bricks with terracotta mouldings were used throughout John Hankinson's House indicating that the entire building was constructed from the highest quality materials. The house may also present a further research possibility as some bricks used in the house may be unique constructed specifically by Cook's plant for his house.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

ATTACHMENT 5

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Heritage Data Form

In my opinion it is Federation Bungalow with some more ornamental detailing - it is definitely not Arts and Crafts, it is single storey with integral verandah - basic Bungalow plan & roof form.

There is no "Federation Georgian" in Apperley Irving & Reynolds

DESCRIPTION					
Designer	Unknown, possibly Rupert Cook				
Builder/ maker	Probably Rupert Cook				
Physical Description	<p>The former John Hankinson and Emily Hankinson (nee Cook) house is a rare example of a Federation period Georgian style structure with Arts and Crafts details. The house has the symmetrical front façade and massive roof form of a large hipped roof in a Georgian style, which is played upon by breaking the roofline with a gabled dormer and its asymmetrical window light to the right of the doorway is decidedly not Georgian. To further confuse this seemingly vestigial Federation period Georgian style home its two windows flanking the entrance are Italianate in their triptych groupings, or Serliano format. The house is on a large residential lot with an ample front and back yard space, being accessed via a driveway on the northern side of the house.</p> <p>The house is constructed with red brick, stopping and white tucked joints. The front veranda is half enclosed with a bull nosed capped low brick wall. The wall is capped with glazed liver coloured bull-nosed brick, these bricks are supporting cream timber piers holding up the Marseilles style terracotta clad roof. The roof ridge line terminates in two opposing crests. Veranda floor is paved with tessellated tiles and bordered by a stone step at the entrance. The roofline is broken over the doorway by a small gabled dormer painted cream with a cream finial.</p> <p>The door screen (a later addition) has an art-nouveau inspired design in front of the main door. On each side of the door a triple-light window containing double hung sashes. The timber window frames are painted cream which contrasts well with darker glazed liver coloured mullions. This course of darker bricks extends upwards to form a double tier of header arches. The brick walls have a painted terracotta frieze with an Aster-motif running across the façade bordered by blue glazed tiles.</p>				
Physical condition and Archaeological potential	Good condition				
Construction years	Start year	1907	Finish year		Circa <input checked="" type="checkbox"/>
Modifications and dates	2002 - Rear extension with corrugated iron roof				
Further comments					

REVISE
Federation Bungalow with excellent brick features.
Not Queen Anne either as later stated.

HISTORY	
Historical notes	<p>John Hankinson House was originally constructed by prominent Sydney brick maker Rupert Cook for his daughter Emily. The bricks, which were produced at his nearby yard, were of exceptional quality and were used in some of Sydney's most important buildings such as Central Station.</p> <p>Rupert Cook was born in England in 1831 to Manchester based brick-maker Joseph Cook. After learning the brick-work trade from his father Rupert married Ann Plummer in Manchester Cathedral in 1952 (SMH 1919). A few years later they immigrated to Australia firstly settling in Marrickville where Rupert began work on the construction of the Princess Highway in 1863. After 21 years living in Australia Cook and his wife moved back to Manchester where he managed a brick-works for around six years. (Peek & Pratten, 1996).</p> <p>After returning to Sydney Rupert established his brickworks on Denby Street Marrickville. The reason he chose the Marrickville area for is manufacturing business is due to the good clay deposits. During this time he always situated his house nearby the plants, the sands directory notes his first house was by Georges River Road (Sands 1869). It was in the Marrickville plant that produced the brickwork for</p>

Heritage Data Form

<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">Revise syntax</div>	<p>the construction of Central station. (Peek & Pratten, 1996).</p> <p>When the clay deposits of the Marrickville yard had been exhausted Cook brought nineteen acres of land in 1899 on the Western edge of Burwood Road in Enfield (Peek & Pratten, 1996). It is noted in Sands Directory of 1902 that the Brickworks were established probably indicating they were established in 1901 after the Sands surveys were conducted. (Sands, 1902)</p> <p>A map created in publication modern brick-making by Alfred B. Searle indicates that the works included an office, clay/shale pit, iron machinery, a brick pressing shed, and one patent and four downdraught kilns parallel to one another (Searle, 1919). There was also the inclusion of a glazing and speciality works shed with a beehive kiln to fire handmade products (Peek & Pratten, 1996).</p> <p>By this time Cook's daughter Emily had married John Hankinson and Cook donated the land where they were to build their homes using materials from Cook's nearby plant (Peek & Pratten, 1996). This home was built around 1907 before Cook's own home built in 1910 according to analysis of the Sands Directory (Sands 1907, 1910) At the Hankinson acted as the works manager for Cook's plant and was also heavily involved in the manufacturing process.</p> <p>Cook died in 1919 at the age of almost 88; in his will his estates were valued at £51,219 naming his daughter Anne and son-in-law John Hankinson as executors of the estate. Cook also made many charitable bequests in his will towards the Congressional Home Missions Board, Camden College and the Home of Peace in Marrickville (The Maitland Daily Mercury, 1919).</p> <p>← The brickworks continued to operate until 1960 where John Hankinson took over as managing director until the 16 acres of land was sold to Parkes Developments who then subsequently sold the land to the Burwood Council who turned it into Henley Park (SMH, 1921).</p>
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THEMES

National historical theme	4 Building settlements, towns and cities 3 Developing local, regional and national economies 8 Developing Australia's cultural life 9 Marking the phases of life
State historical theme	4 Accommodation 3 Industry 8 Creative endeavour 9 Persons

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	Constructed c1907, John Hankinson's House has strong familial ties with the Cook Family who were a prominent brick producing family in the early 20 th century. The Cook family, particularly Rupert Cook produced high quality bricks used in some of Sydney's most well-known buildings such as central station. As a result of the post war housing boom local brick manufacturing business boomed, particularly the Cook brickworks where a large majority of the surrounding area's housing development were constructed from bricks made by the Cook Brickworks.
Historical association significance SHR criteria (b)	John Hankinson's House is strongly associated with the works of highly regarded brick-maker Rupert Cook as the house was built for his daughter and her husband. The house is almost solely constructed from materials from Cook's manufacturing plant including examples of his 'practically perfect' glazed bricks used throughout some of Sydney's most important buildings. Rupert Cook was one of the first brick makers to set up practice in the Enfield/Burwood area and almost certainly contributed to the construction most of the surrounding houses including those of nearby Appian Way.
Aesthetic	John Hankinson's House demonstrates a high level of aesthetic quality and technical achievement through the use of very high quality constructed bricks made from Australian clay. The glazed bricks

ATTACHMENT 5

ITEM 16/17 Public Exhibition of Planning Proposal for the Heritage Conservation of Additional Properties.DOC Heritage Assessments 109 Burwood Road Enfield

Heritage Data Form

significance SHR criteria (c)	present are examples of early 20 th century glazing techniques using a large variety of unique recipes to produce different colours.
Social significance SHR criteria (d)	John Hankinson's house does not have any special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons.
Technical/Research significance SHR criteria (e)	John Hankinson's house may yield further information relating to the development of the Australian Brick manufacturing industry. The house may contain unique glazed bricks made by Rupert Cook's brick manufacturing plant especially for the construction of Cook's Daughter and her husband's house.
Rarity SHR criteria (f)	John Hankinson's House is a rare example of the Queen Anne Federation style home because of its association with Rupert Cook and the use of peculiar and rare bricks/glazing/and ceramics is rare.
Representativeness SHR criteria (g)	John Hankinson's house is representative as a fine example of Queen Anne Federation style bungalow house. <div style="border: 1px solid black; padding: 2px; display: inline-block;">Bungalow NOT Queen Anne - also not consistent with "Georgian" idea.</div>
Integrity	<ul style="list-style-type: none"> - The exterior of John Hankinson's remains in good condition with the brickwork and mouldings intact. - The extension at the rear of the property does not appear to diminish the significance of the site.

HERITAGE LISTINGS

Heritage listing/s	N/A

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Book	Nora Peek and Chris Pratten	Working the Clays	1996	
Council Records		Burwood Development Application Records		
Book	Frances Pollon	The Book of Sydney Suburbs	1996	
Book	R. Apperly, R. Irving, P. Reynolds	A Pictorial Guide to Identifying Australian Architecture.	1994	
WEB	John Sands	Sands Directory	1905 - 1933	http://www.cityofsydney.nsw.gov.au/learn/search-our-collections/sands-directory
Newspaper	Daily Commercial News and Shipping List (Sydney, NSW : 1891 - 1954)	'NEW SOUTH WALES', 14 September, p. 5 Supplement: Weekly Summary,	1921	http://nla.gov.au/nla.news-article159595849 viewed 2 December, 2014

RECOMMENDATIONS

Recommendations	1) The building and landscape should be retained and conserved. A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.
------------------------	--

Heritage Data Form

	<p>2) Archival photographic recording, in accordance with "Photographic Recording of Heritage Items Using Film or Digital Capture" (NSW Heritage Guidelines Series, 2006), should be undertaken before major changes.</p> <p>3) "109 Burwood Road", should be listed as a heritage item in Schedule 5 of the <i>Burwood Local Environmental Plan 2012</i>.</p> <p>4) Building owners should be advised about the importance of their property and encouraged to retain extant fabric, particularly in the un-investigated interior where reputedly unique bricks were used.</p>
--	---

SOURCE OF THIS INFORMATION			
Name of study or report	Burwood Assessment of Potential Heritage Items	Year of study or report	2015
Item number in study or report	13.		
Author of study or report	City Plan Heritage		
Inspected by	Evan Oxland and Flavia Scardamaglia		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Anna McLaurin & Kerime Danis	Date	18/11/14 & 12/05/2015

Further management policies:

Interpretation Policy required to highlight connection with Cook's brickpit etc.

Preservation policies: Itemise special bricks & locations - require NO PAINTING or Rendering; no disturbance or removal of special bricks, chimney pots etc in the event of any work occurring

Note: tessellated tiles may provide a guide to future reinstatement of tilting to verandah of No 99 due to family connection.

Cross reference to other related items should be explicit in the summary statement of significance.

Fine polychrome work particularly to chimney is worth noting.

NOTE: SIMILAR COMMENTS MAY BE APPLICABLE TO NO 99

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	1943 aerial photograph, note undeveloped green field behind 109 Burwood Road.				
Image year	1943	Image by	SixMaps	Image copyright holder	Land & Property Information



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial photograph.				
Image year	2014	Image by	SixMaps	Image copyright holder	Land & Property Information



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	190 Burwood Road, Enfield.				
Image year	2013	Image by	Google	Image copyright holder	Google

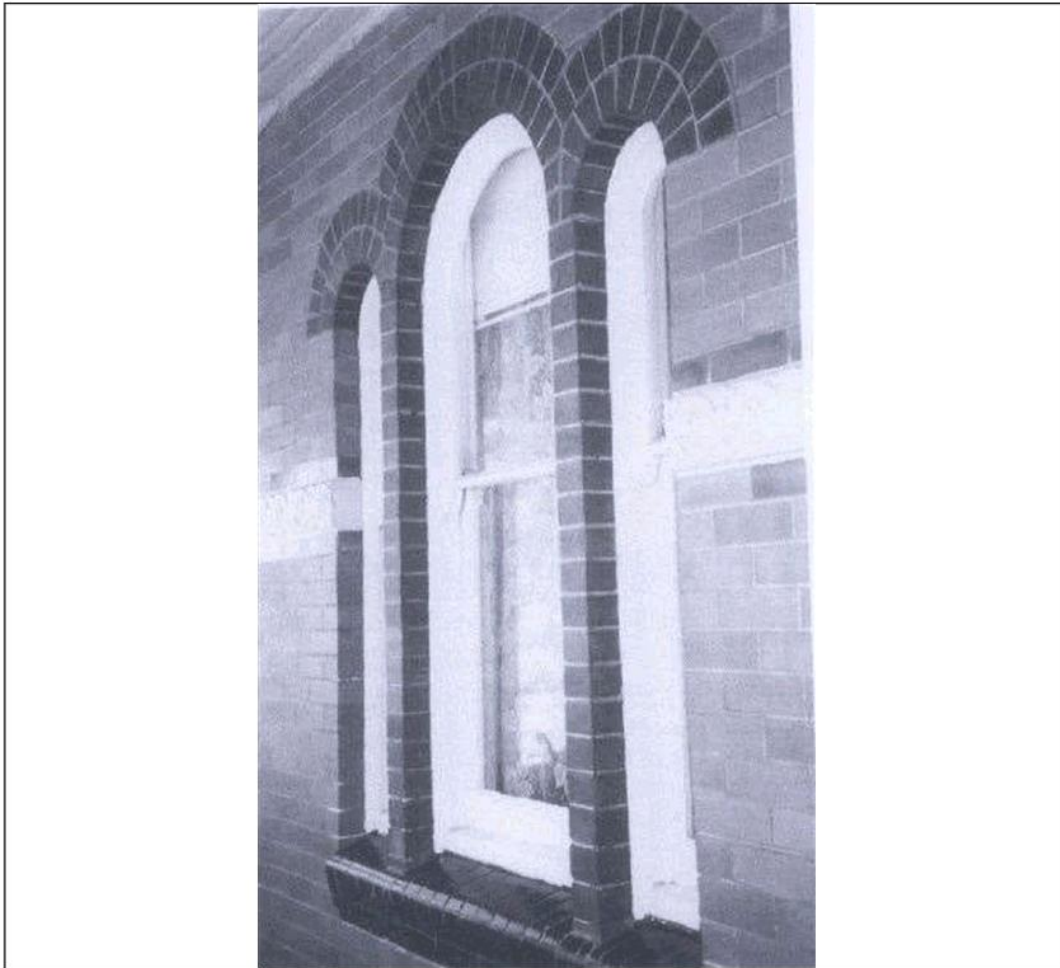


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Triple light windows.				
Image year	1996	Image by	Robert Irving	Image copyright holder	Ashfield and District Historical society.



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of eastern façade of 109 Burwood Road Enfield. Note the fine pointing in the brickwork.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of ornate terracotta moulding in string course along the eastern façade.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



PHOTOS CLEARLY SHOW THE EXEMPLARY QUALITY OF BRICKS & BRICKWORK.

USE OF GLAZED BRICK IS RARE IN THE CONTEXT OF DOMESTIC RESIDENCES

GLAZED BRICKS SOMETIMES SEEN ON SILLS - HERE THEY ARE FOUND ON SILLS, DOUBLE BULL NOSED COPINGS AND DECORATIVELY LAID IN WALLS.

LISTING IS FULLY JUSTIFIED ON ACCOUNT OF THE WORKMANSHIP
APART FROM FINE SELECT QUALITY OF THE MATERIALS THE WORKMANSHIP IS EXEMPLARY.

Colin Israel

19-08-2016

Colin Israel,

BSc; BArch UNSW & M Herit Cons USYD

Principal Heritage Consultant – Heritage Advice

ITEM 16/17 Public Exhibition of Planning Proposal for the Heritage Conservation of Additional Properties.DOC
OEH Letter



Level 6, 10 Valentine Avenue
Parramatta NSW 2150
Locked Bag 5020
Parramatta NSW 2124
DX 8225 PARRAMATTA

Telephone: 61 2 9873 8500
Facsimile: 61 2 9873 8599
heritagemailbox@environment.nsw.gov.au
www.heritage.nsw.gov.au

File No: SF17/7402
Ref No: DOC17/103574

Diwei Luo
Manager Strategic Planning
Burwood Council
P.O. Box 240
Burwood NSW 1805
Attn: Ms Marianna Kucic

Sent via email to: Marianna.Kucic@burwood.nsw.gov.au; council@burwood.nsw.gov.au

Dear Ms Luo

RE: Planning Proposal for Heritage Conservation of Additional Properties

I refer to your letter dated 10 February 2017 seeking comments on the abovementioned planning proposal. As the delegate of the Heritage Council of NSW, I provide the following comments:

The planning proposal seeks to amend 'Schedule 5 - Environmental Heritage' of the Burwood Local Environmental Plan (BLEP) 2012 to:

- Insert six new heritage items,
- Include three properties within an existing heritage conservation area, and
- Update the existing heritage listing of the local heritage item Presbyterian Ladies' College (PLC) including 'Shubra Hall, associated stables and garden' – currently a part of PLC – as a separate item consistent with the State Heritage Register details. Existing entry will encompass the remaining 'local' items within the PLC site.

Heritage listings provide statutory protection to assist with conservation and management of significant places. The Heritage Council of NSW supports the listing of items of local heritage significance where they are supported by robust heritage assessments.

The planning proposal demonstrates that the properties meet the significance criteria for local heritage listing therefore, no objection is raised to the inclusion of additional items of heritage significance within 'Schedule 5 - Environmental Heritage' of BLEP 2012. The amendment to list 'Shubra Hall, associated stables and garden' as a separate item, in accordance with its State Heritage Register details, is supported. Further, no objection is raised to the inclusion of three properties within an existing heritage conservation area and to the updating of the description of an existing heritage listing.

If you have any questions regarding the above matter please contact Vibha Bhattarai Upadhyay, Heritage Assessment Officer, at the Heritage Division, Office of Environment and Heritage on 9873 8587 or at vibha.upadhyay@environment.nsw.gov.au.

Yours sincerely

Rajeev Maini
Acting Manager, Conservation
Heritage Division
Office of Environment & Heritage
As Delegate of the NSW Heritage Council
2 March 2017

Helping the community conserve our heritage

(ITEM 17/17) DRAFT OPERATIONAL PLAN 2017/18, DRAFT BUDGET 2017/18 AND DRAFT STATEMENT OF REVENUE POLICY 2017/18 - ENDORSEMENT FOR PUBLIC EXHIBITION

File No: 17/13616

REPORT BY DEPUTY GENERAL MANAGER, CORPORATE, GOVERNANCE & COMMUNITY

Summary

The *Local Government Act 1993* requires all NSW Councils to produce a four year Delivery Program and an Annual Operational Plan detailing the principal activities to be undertaken by the Council to implement the strategies established by the Burwood2030 Community Strategic Plan.

Following the approval of Burwood's Delivery Program 2013/17 in June 2013, Council developed the Draft Operational Plan 2017/18, Draft Budget 2017/18, and the Draft Statement of Revenue Policy 2017/18 including the Draft Fees and Charges 2017/18, now ready for endorsement for the purpose of public exhibition.

Background

Burwood Council's Draft Operational Plan 2017/18 and Draft Budget 2017/18 were produced in accordance with Sections 404-406 of the *Local Government Act 1993*.

Operational Plan

The Draft Operational Plan covers the period 1 July 2017 to 30 June 2018, and is a continuation of the sub-set of the Delivery Program 2013/17. Whilst the Delivery Program was intended to cover the four-year term 2013/17, Council was advised to prepare an additional fifth year plan, as a result of the pending Council amalgamations and the inability to develop a new Community Strategic Plan.

The Operational Plan must include the Statement of Council's Revenue Policy, in accordance with the *Local Government (General) Regulation 2005*.

Budget

In order to resource the activities identified in the Operational Plan, Council has to develop an annual Budget, which in turn is part of Council's four-year Budget and Ten Year Long Term Financial Plan.

Statement of Revenue Policy

Pursuant to Section 491 of *Local Government Act 1993*, Council may obtain income from:

- Rates
- Charges
- Fees
- Grants
- Borrowings
- Investments

Rates

Revenue will be raised by way of general residential and non-residential rates, based on land values of all rateable properties in the Council area.

Council's Rating Policy is based on a minimum rate/ad-valorem structure comprising:

- Ordinary Rate – Residential
- Minimum Rate – Residential
- Ordinary Rate – Residential Town Centre
- Minimum Rate – Residential Town Centre
- Ordinary Rate – Business A
- Ordinary Rate – Business B
- Ordinary Rate – Business C
- Ordinary Rate – Business D
- Ordinary Rate – Business Town Centre Minor Business
- Minimum Rate – Business A, B, C, D and Town Centre Minor Business

On 3 June 2014 the Independent Pricing and Remuneration Tribunal (IPART) determined Council's application for a Special Rates Variation (SRV).

The estimated Rate Yield for 2017/18 including the 7.5% special rate variation increase and the proposed rates are shown in the following table:

2017/2018 RATING STRUCTURE WITH +7.5% Special Rate Variation & Other Mandatory Adjustments						
RATE TYPE	CATEGORY	TOTAL NUMBER OF ASSESSMENTS	RATE IN THE DOLLAR	NUMBER MIN. RATE ASSESSMENTS	MINIMUM RATE \$	NOTIONAL YIELD \$
Ordinary	Residential	9,509.29*	0.00119113	3,541.36*	\$909.00	\$12,719,758
Ordinary	Business A	458.71*	0.00199119	124.20*	\$994.00	\$1,458,787
Ordinary	Business B	43	0.00278371	3	\$994.00	\$557,100
Ordinary	Business C	31	0.0509164	2	\$994.00	\$385,898
Ordinary	Business D	45	0.0062824	5	\$1,272.00	\$1,844,015
Ordinary	Residential Town Centre	2,719	0.00078126	2,671	\$1,159.00	\$3,297,473
Ordinary	Town Centre - Minor Business	389	0.00195965	218	\$1,272.00	\$1,352,133
Total		13,195		6,564.56		\$21,615,164

*Pursuant to Section 518B of the *Local Government Act 1993* inter alia land valuations carrying a Mixed Development Apportionment Factor (MDAF) are rated proportionally between Ordinary – Residential and Ordinary – Business A minimum/ad-valorem rates according to the MDAF percentages supplied by the NSW Valuer General. This accounts for the fractional number of assessments in the above table.

Rateable properties that are categorised as *Business B*, *Business C*, *Business D* and *Town Centre Minor Business* are shown in the maps in the Draft Statement of Revenue Policy 2017/18.

Rateable properties that fall within the *Burwood Town Centre Boundary* area and are residentially occupied are categorised *Residential Town Centre*.

Those rateable properties that fall outside the *Burwood Town Centre Boundary* and are residentially occupied are categorised *Residential*. Unless categorised otherwise, the remaining rateable properties are categorised *Business A*.

The rates for 2017/18 will be levied on land valuations supplied by the NSW Valuer General with a base date of 1 July 2016.

Pursuant to Section 566 of the *Local Government Act 1993* interest will accrue on all overdue rates and charges. The interest rate will not exceed the rate specified, for the time being, by the Minister of Local Government in accordance with that Section. The rate has not been determined at this time.

Charges

Stormwater Management Service Charge

The Stormwater Management Service Charge (SMSC) was introduced in the 2013/14 financial year to establish a sustainable funding source for providing improved stormwater management across the Burwood Local Government area. In summary, the proposed Stormwater Management Services Charges are:

- Residential property: \$25 per annum (approximately 48 cents per week)
- Residential strata property: \$12.50 per annum (approximately 24 cents per week)
- Business property: \$25 per annum plus an additional \$25 for each 350m² or part thereof by which the parcel of land exceeds 350m²
- Business strata property: the above divided pro-rata between each strata title lot according to the unit entitlement with a minimum of \$5

The yield of the proposed Stormwater Management Service Charges are estimated to be approximately \$274,777.50

Residential Waste Service Charge

Residential waste service charges are made on an annual basis and are equal to the cost of providing residential waste removal and disposal, recycling and waste management education.

The *standard* Residential Waste service consists of a 120 litre bin, a 240 litre recycling bin, a 240 litre green waste bin and two general clean-ups per annum.

In 2017/18, it is proposed that the *standard* Residential Waste Service Charge be set at \$367, representing no increase compared to the 2016/17 Residential Waste Charge. This will be the fourth consecutive year where Council has absorbed increases in the Residential Waste Service Charge.

The yield of the proposed Residential Waste Service Charges is estimated to be \$4,844,200.

Section 611 Charges

The approximate yield for section 611 Charges (Gas Mains Assessment) will be approximately \$26,000.

Fees for the Provision of Services

Council may charge and recover an approved fee for any service it provides, other than a service provided for, or proposed to be provided, on an annual basis for which it may make an annual charge. Services for which an approved fee may be charged include the following:

- Supplying a service, product or commodity
- Giving information
- Providing a service in connection with the exercise of the Council's regulatory functions – including receiving an application for approval, granting an approval, making an inspection and issuing a certificate
- Allowing admission to any building or enclosure

Section 610F prohibits a Council from determining a fee until it has given public notice of its Draft Operational Plan for the year in which the fee is to be made and has considered any submissions received. However, pursuant to Clause 201(4) of the *Local Government (General) Regulation 2005* the statement of fees and the statement of pricing methodology need not include information that could confer advantage to a commercial competitor.

The proposed Draft Schedule of Fees and Charges for 2017/18 was prepared in accordance with legislative changes, movements of consumer price index and user-pays principles. The schedule includes each fee, its description, the amount of the fee and details of the relevant Pricing Policy (where shown) and the applicability of GST.

Grants

Council applies for and uses both operating and capital grants to fund its operations and capital program respectively. Grant funding for particular activities or programs are listed in the budget.

Borrowings

Council will not be borrowing loan funds during the 2017/18 financial year. If Council was to reconsider this during the year, any borrowing will be sourced from appropriate financial institutions in accordance with the Local Government Minister's Borrowing Order. Borrowings are secured over Council's revenue stream in accordance with the *Local Government Act 1993* as amended.

Investments

Any surplus funds will be invested in accordance with statutory requirements and Council's Investment Policy to maximise interest income.

GST Provisions

Those goods and/or services that have been subject to GST have been identified in Council's Draft Schedule of Fees and Charges as GST applying. In accordance with taxation legislation the price shown for those goods and/or services is the GST inclusive price.

The Draft Schedule of Fees and Charges for 2017/18 has been prepared using the best available information in relation to the GST.

However, if a fee that is shown as being subject to GST is subsequently proven not to be subject to GST then that fee will be amended by reducing the GST to Nil. Conversely, if it is determined that a fee shown as being not subject to GST becomes subject to GST then the fee will be increased but only to the extent of the GST.

Fire and Emergency Services Levy

From 1 July 2017, the NSW Government will introduce a fairer system to fund NSW fire and emergency services. The Levy will be collected by Council and appear on Council's Rate Notices as a separate item as required under NSW Legislation, the levy can be paid annually or quarterly.

The reform will be a fairer way of raising the money that supports our fire and emergency services and volunteers. Previously only insured property owners contributed directly to the fire and emergency services. Under the Fire and Emergency Services Levy (FESL), all property owners will contribute.

The reform will also help reduce the high levels of underinsurance across the State. NSW currently has the highest rate of non-insurance of all states. Removal of the old ESL from insurance policies will help make insurance more affordable, allowing people to protect their properties from fire, floods, storms and other natural disasters.

Revenue raised from the FESL will go to the State Emergency Service, Rural Fire Service and Fire and Rescue NSW. The reform will be budget neutral and will not in any way adversely impact funding to these agencies.

The Fire and Emergency Services Levy (FESL) legislation provides that any new FESL, or any adjustment to a FESL, will take effect from the commencement of the very next calendar quarter.

To be consistent with the FESL, where a new strata plan has been registered, the rates and charges on the 'original' or 'parent' property shall be reversed from the commencement of the very next calendar quarter after the date of strata plan registration, and each unit shall be individually levied rates and applicable charges from that same date.

Proposal

That Council endorse the Draft Operational Plan 2017/18, the Draft Budget 2017/18, the Draft Statement of Revenue Policy for 2017/18, incorporating the proposed Draft Schedule of Fees and Charges 2017/18, and authorise the General Manager to place the documents on public exhibition until 17 May 2017.

Consultation

Upon endorsement from Council, the documents will be placed on public exhibition until 17 May 2017.

The documents will be made available to the public at:

Council's website:	www.burwood.nsw.gov.au
Customer Service Centre:	Suite 1, Level 2, 1-17 Elsie Street, Burwood
Burwood Library and Community Hub:	2 Conder Street, Burwood

During the period of public exhibition, Council will advise members of the public that submissions may be made to the Council, in writing, at any time during this period. Upon the expiry of the public exhibition period, Council will consider any public submissions received, prior to adopting the documents at its Council Meeting on 23 May 2017.

Planning or Policy Implications

The Operational Plan and Budget, as a sub-plan to the four-year Delivery Program, are to be considered the key accountability mechanism for Burwood Council, with each Council required to implement the identified priorities within their term and regularly report its performance against those priorities back to the community.

As with any long term plan, major circumstances need to be considered that might affect the prioritisation of activities and services, such as changes in legislation, a significant failure of infrastructure, a major flood etc.

Financial Implications

The resourcing of the Draft Operational Plan 2017/18 is detailed in the Draft Budget 2017/18.

In order to seek feedback from the community on all documents, Council will advertise the public exhibition through its website, press releases and advertisements in the local papers. The advertising costs will be met within the allocated Integrated Planning budget.

Conclusion

Following the adoption of Council's Delivery Program 2013/17 in June 2013, the annual Operational Plan details the actions Council believes need to be implemented to achieve the community's needs. The Budget details the necessary financial resources, and their allocation, required to deliver the services and activities identified as priorities.

Recommendation(s)

1. That Council endorse the Draft Operational Plan 2017/18, Draft Budget 2017/18 and placement of the documents on public exhibition between 19 April 2017 and 17 May 2017.
2. That Council endorse the Draft Statement of Revenue Policy for 2017/18, incorporating the Draft Schedule of Fees and Charges 2017/18, and placement of the document on public exhibition between 19 April 2017 and 17 May 2017.
3. That the Notice of the public exhibition be published in relevant local newspapers inviting public submissions, and copies of the Draft Operational Plan 2017/18, Draft Budget 2017/18, Draft Statement of Revenue Policy for 2017/18, incorporating the proposed Draft Schedule of Fees and Charges 2017/18, be made available at Council's Customer Service Centre, Burwood Library and Community Hub and on Council's website.
4. That following the public exhibition period, a report, including all submissions received, be prepared for Council's consideration and adoption of the Draft Operational Plan 2017/18, Draft Budget 2017/18, Draft Statement of Revenue Policy 2017/18, incorporating the Draft Schedule of Fees and Charges for 2017/18 on 23 May 2017.

Attachments

Attachments will be provided separately

(ITEM 18/17) IMPLEMENTATION OF PARRAMATTA ROAD URBAN TRANSFORMATION STRATEGY - STAGE 2 FUNDING

File No: 17/15308

REPORT BY DEPUTY GENERAL MANAGER LAND, INFRASTRUCTURE & ENVIRONMENT

Summary

Implementing the Parramatta Road Urban Transformation Strategy (UTS) requires the undertaking of background studies and the preparation of precinct wide Planning Proposals (PPs), Development Control Plans (DCPs) and Development Contributions Plans. Council in December 2016 approved \$75,000 as Stage 1 funding. Council's approval for an additional \$175,000 as Stage 2 funding in the financial year of 2017-2018 is sought.

Background

The Parramatta Road UTS was released in November 2016. Council is responsible for its implementation and will be required to give effect to the objectives and actions contained within the document.

Council at its meeting on 6 December 2016 considered a report on the matter, and resolved:

1. *That the preparation of background studies to facilitate the preparation of a PP, DCP and Development Contributions Plan be commenced for the Homebush, Burwood and Kings Bay precincts.*
2. *That \$75,000 be allocated in Stage 1 toward the preparation of Precinct Plans for the Homebush, Burwood and Kings Bay precincts, comprising the preparation of background studies, PP, DCP, Public Domain Plan and Development Contributions Plan.*

Since the Council Meeting, the Councils of Burwood, Canada Bay and Strathfield have jointly engaged a planning consultant to project manage the background studies of Urban Design & Masterplans and Traffic & Transport.

Study briefs were developed by the planning consultant in consultation with officers of the three Councils. Expressions of interests were sought and attracted over 30 submissions, which were narrowed down to five firms for each of the studies following an evaluation process.

The Roads and Maritime Services (RMS) and Transport for NSW (TfNSW) have provided comment on the draft briefs, which will be finalised and sent to the potential firms seeking a fee proposal in April 2017.

It was stated in the report to the 6 December 2016 Council Meeting that \$250,000 would be required per precinct for the preparation of background studies and associated PP, DCP, and Development Contributions Plan, and that each Council would be expected to contribute.

The Urban Design & Masterplans study would cost \$60,000 to \$120,000 (excluding GST) and the Traffic & Transport study would cost \$70,000 to \$140,000 (excluding GST) per precinct of Homebush, Burwood and Kings Bay Precincts. The RMS's comments, which have just been received at the time of writing this report, cause a concern for the cost of the Traffic & Transport study.

Parts of Burwood and Kings Bay Precincts are located within the Burwood Local Government Area. It would be reasonable for Council to allow a total budget of \$250,000 for the background studies and the preparation of precinct wide PPs, DCPs and Development Contributions Plans, consistent with Canada Bay and Strathfield Councils.

Proposal

Council's approval is sought to allocate \$175,000 as Stage 2 funding for the project of implementing the Parramatta Road UTS in the financial year of 2017-2018. This will bring the total funding to \$250,000.

Consultation

Since the last report to Council on this project, General Managers of Burwood and Canada Bay Councils have communicated. Council Officers from the three Councils and the planning consultant have met to discuss scopes of works for the study briefs, the expressions of interests and associated budget requirements.

Planning or Policy Implications

Approval of Stage 2 funding by Council will ensure the carrying out of the background studies, which will in turn inform the preparation of precinct wide PPs, DCPs and Development Contributions Plans.

More policy documents, for example a public domain plan, infrastructure funding plan and/or value capture policy etc, may need to be prepared as the project evolves.

Financial Implications

It is estimated that \$250,000 will be required to be contributed by Burwood Council for the project of implementing Parramatta Road UTS. Council has approved \$75,000 as Stage 1 funding.

Canada Bay and Strathfield Councils each resolved at their meetings in December 2016 to approve \$250,000 to fund the project.

The background studies will be undertaken by external consultants. The PPs, DCPs and Development Contributions Plans are at this stage to be prepared internally by the three Councils. Additional staff resources may be required in the financial year of 2017-2018, but are expected to be covered within the Stage 2 funding.

Conclusion

It is recommended that Council approve the allocation of \$175,000 as Stage 2 funding in the financial year of 2017-2018.

Recommendation(s)

That \$175,000 be allocated as Stage 2 funding in the financial year of 2017-2018 towards the preparation of background studies, Planning Proposals, Development Control Plans and Development Contributions Plans for implementing the Parramatta Road Urban Transformation Strategy.

Attachments

There are no attachments for this report.

(ITEM 19/17) 16TH INTERNATIONAL CITIES, TOWN CENTRES AND COMMUNITIES CONFERENCE

File No: 17/15501

REPORT BY DEPUTY GENERAL MANAGER CORPORATE, GOVERNANCE & COMMUNITY

Summary

Cr Taunton attended the 16th International Cities, Town Centres and Communities Conference in Launceston, Tasmania on 9 to 11 November 2016.

Cr Taunton will provide a report at the meeting stating aspects of the trip relevant to Council business and/or the local community.

Recommendation(s)

That Council receives and notes Cr Justin Taunton's verbal report.

Attachments

There are no attachments for this report.

(ITEM 20/17) INVESTMENT REPORT AS AT 31 MARCH 2017

File No: 17/16938

REPORT BY CHIEF FINANCE OFFICER

Summary

In accordance with Clause 212 of the *Local Government (General) Regulation 2005*, this report details all money that Council has invested under Section 625 of the *Local Government Act 1993*.

Background

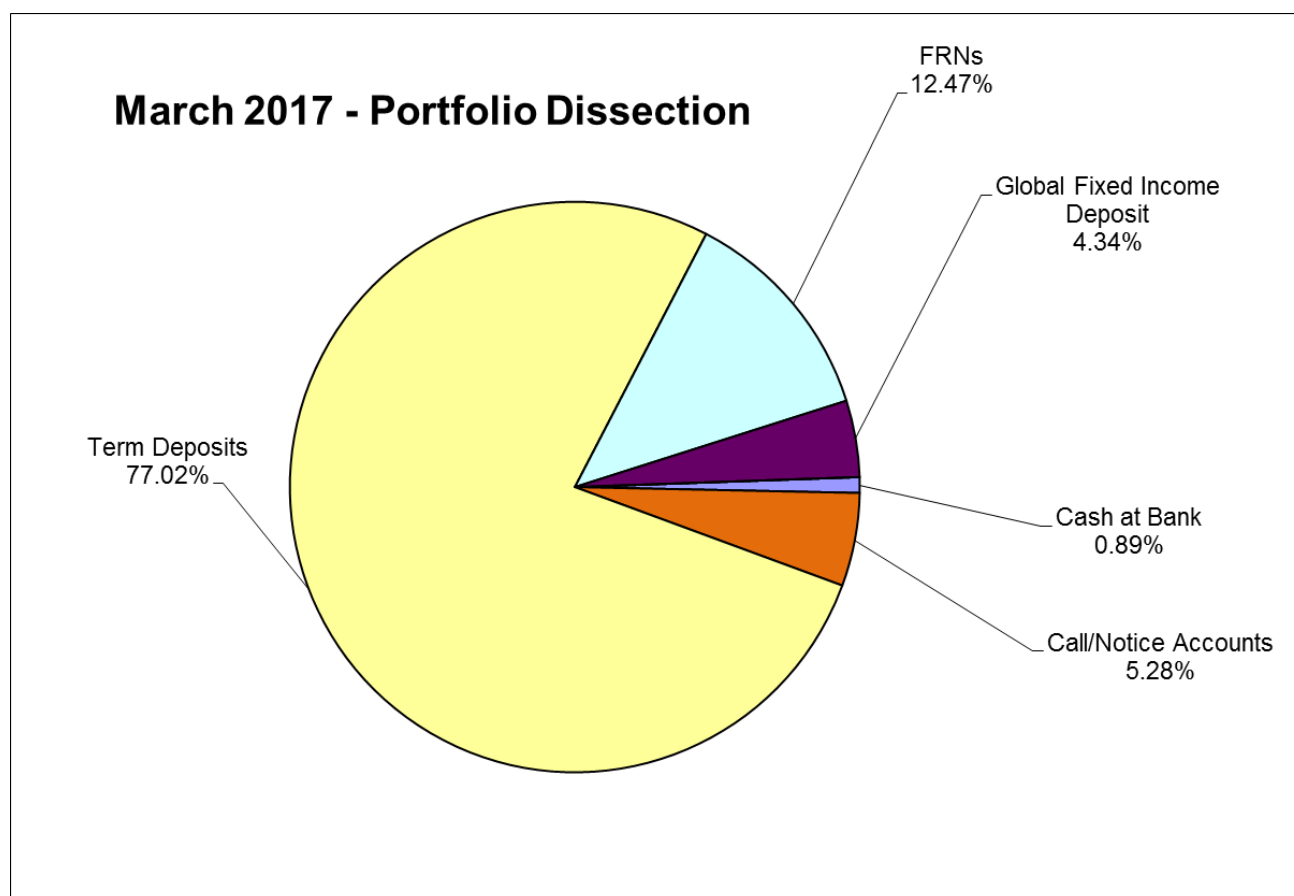
As provided for in Clause 212 of the *Local Government (General) Regulation 2005*, a report listing Council's investments must be presented to Council.

Council's investments are made up of a number of direct investments, some of which are managed or advised by external agencies.

In accordance with Council's adopted Investment Policy and in line with Office of Local Government Investment Guidelines the portfolio contains investments which are covered by "grandfather" clauses, including investments in Floating Rate Notes (FRN) and Collateralised Debt Obligations (CDO).

Investment Portfolio

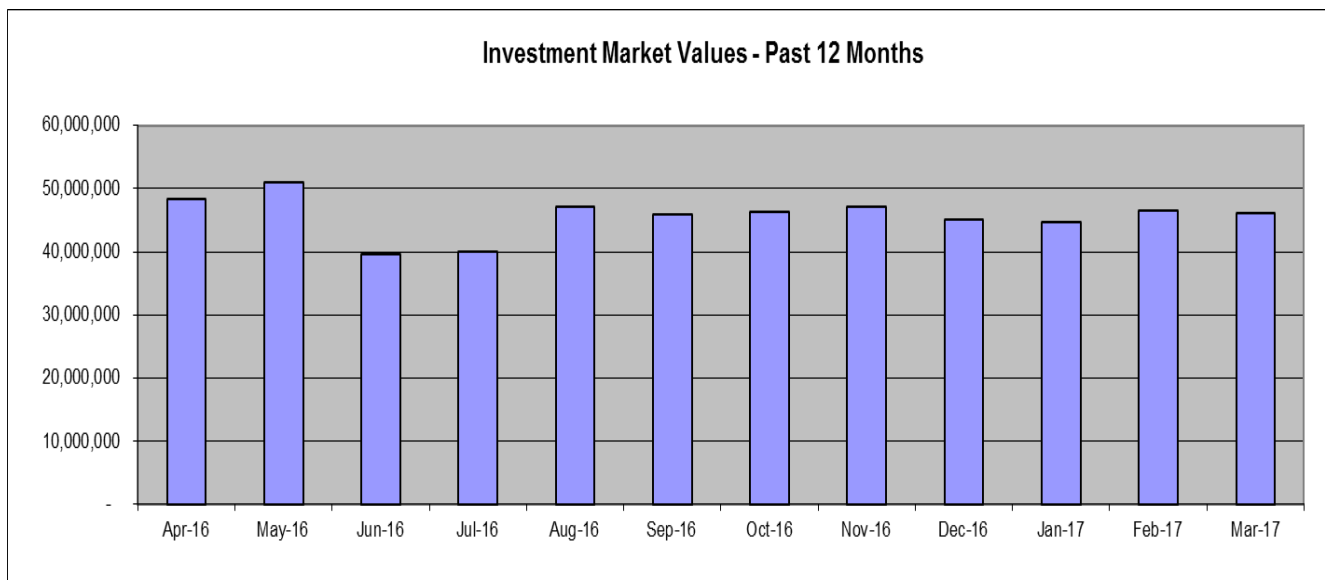
Council has a diversified investment portfolio and has a number of direct investments in term deposits. The investment portfolio as at 31 March 2017 is:



As at 31 March 2017 Council held the following term deposits:

Purchase Date	Financial Institution	Principal Investment Amount	Interest Rate	Investment Days	Maturity Date
06-Mar-17	AMP Bank (Curve)	3,000,000	2.75%	182	04-Sep-2017
24-Mar-17	AMP Bank (Curve)	2,000,000	2.75%	180	20-Sep-2017
19-Oct-16	Bank of Queensland	2,000,000	2.75%	183	20-Apr-2017
12-Jan-17	Bank of Queensland	2,000,000	2.80%	180	11-Jul-2017
27-Jan-17	Bank of Queensland	3,000,000	2.75%	180	26-Jul-2017
27-Feb-17	Bankwest	3,000,000	2.60%	182	28-Aug-2017
24-Mar-17	Bankwest	3,000,000	2.60%	180	20-Sep-2017
03-Mar-17	ING Bank	2,000,000	2.70%	180	30-Aug-2017
28-Feb-17	ME Bank (Curve)	2,000,000	2.62%	181	28-Aug-2017
10-Nov-16	National Australia Bank	2,000,000	2.70%	152	11-Apr-2017
25-Jan-17	National Australia Bank	3,000,000	2.60%	91	26-Apr-2017
30-Jan-17	National Australia Bank	2,500,000	2.55%	91	01-May-2017
22-Nov-16	National Australia Bank	2,000,000	2.70%	181	22-May-2017
03-Jan-17	Suncorp Bank	4,000,000	2.45%	90	03-Apr-2017
Total		35,500,000			

The following graph highlights Council's investment balances for the past 12 months:



Council's investment portfolio is recognised at market value and some of its investments are based on the midpoint valuations of the underlying assets and are subject to market conditions that occur over the month.

Council's investment balances as at reporting date and for the previous two months are detailed in Attachment 1. Definitions on the types of investments are detailed in Attachment 2.

Investment Performance and Market Commentary

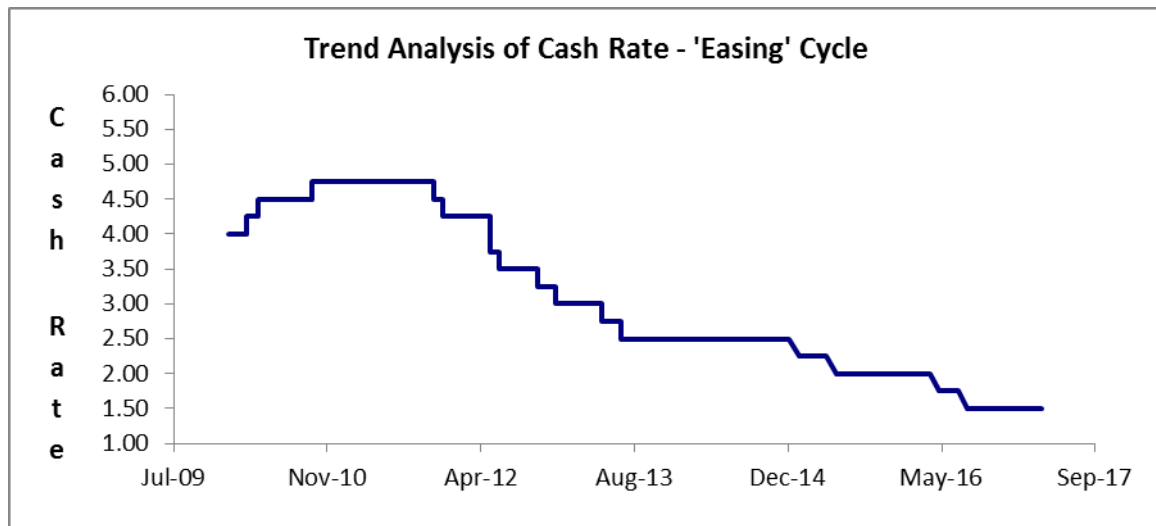
The Reserve Bank of Australia (RBA) at its 4 April 2017 Board Meeting kept the official cash rate at 1.50% per annum. "... The global economy has continued to improve over recent months. Both global trade and industrial production have picked up in the advanced economies although uncertainties remain. The improvement in the global economy has contributed to higher commodity prices, which are providing a significant boost to Australia's national income.

In Australia, the economy is continuing its transition following the mining investment boom, expanding by around two and a half percent in 2016. Exports have risen strongly and non-mining business investment has risen over the past year. Most measures of business and consumer

confidence are at, or above, average. Consumption growth was stronger towards the end of the year, although growth in household income remains low.

The Board has judged that holding the stance of policy unchanged at this meeting would be consistent with sustainable growth in the economy and achieving the inflation target over time....“
Statement by Philip Lowe, Governor: Monetary Policy Decision – 4 April 2017

The following graph provides information on the current RBA monetary policy:



Recommendation(s)

1. That the Investment Report for 31 March 2017 be received and endorsed.
2. That the Certificate of the Responsible Accounting Officer be received and noted.

Attachments

- 1 [Investment Register - March 2017](#) 1 Page
- 2 [Types of Investments - March 2017](#) 1 Page

ITEM 20/17 Investment Report as at 31 March 2017.DOC

Investment Register - March 2017

Credit Ratings	
AAA	Extremely strong capacity to meet financial commitments Highest Rating
AA	Very strong capacity to meet financial commitments
A	Strong capacity to meet financial commitments but somewhat susceptible to adverse economic conditions and changes in circumstances.
BBB	Adequate capacity to meet financial commitments, but more subject to adverse economic conditions.
CCC	Currently vulnerable and dependent on favourable business, financial and economic conditions to meet financial commitments
D	Payment default on financial commitments
+	Means that a rating may be raised
-	Means that a rating may be lowered

I hereby certify that the investments listed have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2005 and Council's Investment Policies at the time of their placement.

W. Armitage

Wayne Armitage
Chief Finance Officer

BURWOOD COUNCIL INVESTMENT PORTFOLIO as at 31 March 2017

Investment Adviser	Investment Name	Type	Rating S&P	Invested Amount	Market Value as at 31 January	Market Value as at 28 February	Market Value as at Reporting Date	% of Total Invested	ADI or N-ADI
Cash & Deposits at Call									
Council	Commonwealth Bank	Cash	AA-	498,421	1,853,388	498,421	498,421	9.89	ADI
Council	Commonwealth Bank	At Call	AA-	2,377,420	1,723,217	2,375,887	2,377,420	5.16	ADI
Council	AMP Bank	At Call / Notice 30 days	AA-	56,034	1,094,000	1,096,823	56,034	0.12	ADI
Term Deposits - Term (90-180 days)									
Council	AMP Bank (Curve)	Term Deposit	AA-	3,000,000	3,000,000	3,000,000	3,000,000	6.51	ADI
Council	AMP Bank (Curve)	Term Deposit	AA-	2,000,000	-	-	2,000,000	4.34	ADI
Council	Bank of Queensland	Term Deposit	A-	3,000,000	2,000,000	2,000,000	3,000,000	6.51	ADI
Council	Bank of Queensland	Term Deposit	A-	2,000,000	2,000,000	2,000,000	2,000,000	4.34	ADI
Council	Bank of Queensland	Term Deposit	AA-	3,000,000	3,000,000	3,000,000	3,000,000	6.51	ADI
Council	BankWest	Term Deposit	AA-	3,000,000	-	3,000,000	3,000,000	6.51	ADI
Council	ING Bank	Term Deposit	A	2,000,000	2,000,000	2,000,000	2,000,000	4.34	ADI
Council	ME Bank (Curve)	Term Deposit	BBB+	2,000,000	2,000,000	2,000,000	2,000,000	4.34	ADI
Council	National Australia Bank	Term Deposit	AA-	2,500,000	2,500,000	2,500,000	2,500,000	5.42	ADI
Council	National Australia Bank	Term Deposit	AA-	3,000,000	3,000,000	3,000,000	3,000,000	6.51	ADI
Council	National Australia Bank	Term Deposit	AA-	2,000,000	2,000,000	2,000,000	2,000,000	4.34	ADI
Council	National Australia Bank	Term Deposit	AA-	2,000,000	2,000,000	2,000,000	2,000,000	4.34	ADI
Council	Suncorp-Metway Limited	Term Deposit	A+	-	4,000,000	4,000,000	-	-	ADI
Council	Suncorp-Metway Limited	Term Deposit	A+	4,000,000	-	-	4,000,000	8.68	ADI
Short - Medium Term (1-2 Years)									
Council	Grove Research - Lehman Brothers	CDO Global Property Note	D	-	268	-	-	-	N-ADI
Medium Term (2-5 Years)									
Council	Suncorp-Metway Limited	Floating Rate Notes (90 day BBSW mid +94 bps)	A+	2,000,000	2,000,000	2,000,000	2,000,000	4.34	ADI
Council	Bank of Queensland	Floating Rate Notes (90 day BBSW +105 bps)	A-	1,000,000	1,000,000	1,000,000	1,000,000	2.17	ADI
Council	Bendigo Bank & Adelaide Bank	Floating Rate Medium Term Notes (90 day BBSW +110 bps)	A-	1,000,000	1,000,000	1,000,000	1,000,000	2.17	ADI
Council	Commonwealth Bank	Floating Rate Notes (90 day BBSW +78 bps)	AA-	1,000,000	1,000,000	1,000,000	1,000,000	2.17	ADI
Council	AMP Bank Limited	Floating Rate Notes (90 day BBSW +110 bps)	AA-	750,000	750,000	750,000	750,000	1.63	ADI
Council	Commonwealth Bank	Global Fixed Income Deposit	AA-	2,000,000	2,000,000	2,000,000	2,000,000	4.34	ADI
				46,092,275	41,512,425	46,576,097	46,092,275	100	

Types of Investments

Council's investment portfolio consists of the following types of investment:

1. **Cash and Deposits at Call** – Cash and Deposits at Call accounts are a flexible savings facility providing a competitive rate of interest for funds which are at call (available within 24hours). These accounts enable us to control Council's cashflows along with council's General Fund Bank account. Interest rates are updated in accordance with movements in market rates.

The following investments are classified as Cash and Deposits at Call:

- Commonwealth Bank of Australia – Online Saver AA-
- AMP Business Saver and Notice – At Call/Notice AA-
- Macquarie Treasury – At Call account A
- UBS Bank – At Call High Yield account A

2. **Floating Rate Notes (FRN)** - FRNs are a contractual obligation whereby the issuer has an obligation to pay the investor an interest coupon payment which is based on a margin above bank bill. The risk to the investor is the ability of the issuer to meet the obligation.

FRNs are either sub-debt or senior-debt which means that they are guaranteed by the bank that issues them with sub-debt notes rated a notch lower than the bank itself. The reason for this is that the hierarchy for payments of debt in event of default is:

1. Term Deposits
2. Global Fixed Income Deposits
3. Senior Debt
4. Subordinated Debt
5. Hybrids
6. Preference shares
7. Equity holders

In the case of default, the purchaser of subordinated debt is not paid until the senior debt holders are paid in full. Subordinated debt is therefore more risky than senior debt.

3. **Collateralised Debt Obligations (CDO)** A CDO is a structured financial product whose returns are linked to the performance of a portfolio of debt obligations. It is split into tranches, whereby the riskiest or lowest tranche, the "equity tranche", receives the highest returns. Higher rated tranches offer protection against the risk of capital loss, but at proportionately diminishing returns.

The following investments are classified as CDOs:

- Lehman Brothers (Treasury BV) D (Default)

(ITEM 22/17) TVB AUSTRALIA CARNIVAL 2017 - EVENT SPONSORSHIP PROPOSAL

File No: 17/18058

REPORT BY DEPUTY GENERAL MANAGER CORPORATE, GOVERNANCE & COMMUNITY

Summary

Council received a proposal from TVB (Australia) Pty Ltd, the largest national Asian TV platform with over 60 Chinese and Vietnamese channels in Australia, to host the TVB (Australia) Carnival 2017 in Burwood Park on Saturday 2 September 2017.

It is proposed that Burwood Council support the event by providing a donation of \$19,018.00 to cover costs for staging and services.

Background

Burwood Council received a proposal from TVB Australia, the largest national Asian TV platform with over 60 Chinese and Vietnamese channels in Australia, to host the TVB Australia Carnival 2017 in Burwood on Saturday 2 September 2017.

The TVB Australia Carnival is a community event that caters for the broad Asian community in Sydney and is open to the general community.

The Carnival has been held in Burwood since 2013 and has attracted a large number of visitors and participants each year.

The Event's producers have once again requested Burwood Park as the event venue, due to the large Asian population present in the Local Government Area and surrounding catchment area.

Proposal

That Burwood Council includes the TVB (Australia) Carnival in the program of celebrations for Lunar New Year for the 2017-2018 financial year, and contribute to the event as follows:

- Donation of \$19,018.00 to fund costs for hire of the Burwood Park Pavilion, Burwood Park Community Centre, audiovisual equipment and technician, garbage removal service on event day (staff, truck and related charges), park hire fees and other equipment-related fees.

Consultation

Advice was sought from Burwood Council's Events Co-ordinator, Community Facilities Officer, Parks Manager and Parks Team to ascertain the community, financial and park impacts of the proposed event.

Planning or Policy Implications

Through its program of community events, Burwood Council encourages the celebration of multicultural diversity, as outlined in the Burwood2030 Community Strategic Plan (Strategic Goal 1.4 – A community that celebrates diversity Strategic Goal 1.5 – A sense of community pride).

Financial Implications

Funding component

AV Equipment and Technician	\$3,762.00
Staff costs (x3)	\$2,800.00

Garbage truck and removal charges	\$2,500.00
Total	\$9,062.00

Fees

Burwood Park Pavilion hire	\$1,550.00
Burwood Park Community Centre hire	\$910.00
Park hire	\$4,150.00
Administration fee	\$326.00
Electricity	\$110.00
Stalls fee (based on estimated 50)	\$2,500.00
Marquee fee (based on 2)	\$160.00
Banner installation fee	\$250.00
Total	\$9,956.00

The costs for hiring audiovisual equipment and a technician for the event, garbage removal service on event day (staff, truck and related charges) will be accounted for in the Lunar New Year budget for 2017.

Bonds

The organisers will need to pay the following bonds to use Burwood Park for their event. The bonds are refundable on the condition that the park is left in a satisfactory state.

Park hire bond	\$8,000.00
Marquee bond (based on 2)	\$500.00
Burwood Park Pavilion bond	\$1,000.00
Burwood Park Community Centre bond	\$500.00
Total	\$10,000.00

As part of the support agreement for the event, Burwood Council requests the following support from TVB Australia:

- Acknowledge Burwood Council as event partner and display the Burwood Council Logo in all promotional materials and media coverage.
- Provide six days of Community Service Announcements on their TVB (Australia) television channels profiling Burwood Council initiatives during 2017-2018 at a frequency of three times daily at 7.00am, 6.00pm and 9.30pm, on six separate dates (dates to be confirmed at a later date).
- Provide four days of advertisements on their TVB (Australia) television channel for up to 1 minute 30 seconds each advertising Burwood Council's Burwood Festival taking place on Sunday 8 October 2017. These advertisements must be aired at a frequency of four times daily at the times of 7.00am, 3.30pm, 6.00pm and 9.30pm, on four separate dates. These dates should be Saturday 30 September, Thursday 5 October, Friday 6 October and Saturday 7 October 2017.
- Film at Burwood Council's Burwood Festival and include this footage on news coverage on their TVB television channels after the event on Monday 9 October 2017 at 7.00am, 3.30pm, 6.00pm and 9.30pm.
- Provide four days of advertisements on their TVB (Australia) television channel for up to 1 minute 30 seconds each advertising Burwood Council's Lunar New Year event (date to be notified at a later date). These advertisements must be aired at a frequency of four times daily at the times of 7.00 am, 3.30 pm, 6.00pm and 9.30 pm, on four separate dates. The

dates of the four advertisements should be prior to Burwood Council's Lunar New Year event as well as on the actual Lunar New Year (date to be notified at a later date).

- Film at Burwood Council's Lunar New Year event and include this footage on news coverage on their TVBJ television channels on the day after the event (date to be notified at a later date) at 7.00am, 3.30pm, 6.00pm and 9.30pm.
- Provide logo placement in all on-site event signage and banners.
- Cover the cost of bonds associated with the hire of Burwood Park and facilities for the TVB (Australia) Carnival 2017.
- Invite the Mayor to open the ceremony and deliver an address.

Options

Council could opt to:

1. Support the proposed event by providing funds of \$19,018.00, calculated as per the Funding Component and Fees listed above.
2. Refuse the proposal for support.
3. Agree to a partial donation and request the organisers cover the remaining charges.

Conclusion

The proposal from TVB Australia to host the TVB (Australia) Carnival 2017 aims to engage the main Asian demographic group of Burwood and surrounding suburbs, as well as with the broader community, through an open cultural event.

Recommendation(s)

1. That Council approve a donation of \$19,018.00 in support of the partnership of the TVB Australia Carnival event on 2 September 2017, to fund costs for hire of the Burwood Park Pavilion, Burwood Park Community Centre, audiovisual equipment and technician, garbage removal service on event day (staff, truck and related charges), which includes the following fees:

Burwood Park Pavilion hire	\$1,550.00
Burwood Park Community Centre hire	\$910.00
Park hire	\$4,150.00
Administration fee	\$326.00
Electricity	\$110.00
Stalls fee (based on estimated 50)	\$2,500.00
Marquee fee (based on 2)	\$160.00
Banner installation fee	\$250.00
Total	\$9,956.00

AV Equipment and Technician	\$3,762.00
Staff costs (x3)	\$2,800.00
Garbage truck and removal charges	\$2,500.00
Total	\$9,062.00

2. That as part of the partnership agreement Burwood Council requests that TVB Australia provide the following:
 - Acknowledge Burwood Council as event partner and display the Burwood Council Logo

in all promotional materials and media coverage.

- Provide six days of Community Service Announcements on their TVB (Australia) television channels profiling Burwood Council initiatives during 2017-2018 at a frequency of three times daily at 7.00am, 6.00pm and 9.30pm, on six separate dates (dates to be confirmed at a later date).
- Provide four days of advertisements on their TVB (Australia) television channel for up to 1 minute 30 seconds each advertising Burwood Council's Burwood Festival taking place on Sunday 8 October 2017. These advertisements must be aired at a frequency of four times daily at the times of 7.00am, 3.30pm, 6.00pm and 9.30pm, on four separate dates. These dates should be Saturday 30 September, Thursday 5 October, Friday 6 October and Saturday 7 October 2017.
- Film at Burwood Council's Burwood Festival and include this footage on news coverage on their TVB television channels after the event on Monday 9 October 2017 at 7.00am, 3.30pm, 6.00pm and 9.30pm.
- Provide four days of advertisements on their TVB (Australia) television channel for up to 1 minute 30 seconds each advertising Burwood Council's Lunar New Year event (date to be notified at a later date). These advertisements must be aired at a frequency of four times daily at the times of 7.00 am, 3.30 pm, 6.00pm and 9.30 pm, on four separate dates. The dates of the four advertisements should be prior to Burwood Council's Lunar New Year event as well as on the actual Lunar New Year (date to be notified at a later date).
- Film at Burwood Council's Lunar New Year event and include this footage on news coverage on their TVBJ television channels on the day after the event (date to be notified at a later date) at 7.00am, 3.30pm, 6.00pm and 9.30pm.
- Provide logo placement in all on-site event signage and banners.
- Cover the cost of bonds associated with the hire of Burwood Park and facilities for the TVB (Australia) Carnival 2017.
- Invite the Mayor to open the ceremony and deliver an address.

3. That Council reduce the 2017-2018 Budget for the Burwood Council Lunar New Year event by \$19,018.00.

Attachments

There are no attachments for this report.

**(ITEM IN12/17) POWER OF ATTORNEY FOR THE GENERAL MANAGER -
FEBRUARY TO APRIL 2017**

File No: 17/14803

REPORT BY THE GENERAL MANAGER

Summary

At the Council Meeting of 28 June 2011, Council resolved to delegate to Michael Gerard McMahon, General Manager, a prescribed power of attorney and that the General Manager report to Council every three months on all documents signed under the prescribed power of attorney.

Council notes that the following document was signed under power of attorney between February and April 2017:

1. Lease to Burwood Montessori Academy, Deposited Plan Administration Sheet now endorsed with the Subdivision Certificate to create a separate lot for premises 2 Comer Street Burwood. Authorisation for use of the power of attorney is under Resolution 131/07 of Council 28 August 2007.

No Decision – Information Item Only**Attachments**

There are no attachments for this report.

(ITEM IN13/17) MAYORAL DISCRETIONARY GRANTS - SMALL DONATIONS MADE FOR THE PERIOD ENDING 31 MARCH 2017

File No: 17/14825

REPORT BY THE GENERAL MANAGER

Summary

The Discretionary Grants – Small Donations Policy was reviewed by Council and adopted on 25 June 2013. As part of the Policy requirements a list of donations made is to be reported to Council on a quarterly basis. The attached table details the Discretionary Grants for the March 2017 quarter.

Background

The Mayor receives an annual budget of \$10,000 to provide civic leadership by supporting, through the allocation of small donations on behalf of Council, organisations or individuals for:

1. Personal development and achievements of individual community members representing NSW or higher in their chosen fields, including sporting, academic, cultural and artistic endeavours who require financial assistance to attend events or activities or compete in their chosen field.
2. Relief and other emergency organisations.
3. Charitable organisations (registered) which provide benefits to the Burwood Local Government Area.
4. Locally based groups and organisations located in the Burwood Local Government Area that have not applied under the community grants program and are established as not-for-profit, community based which includes P and C associations.
5. Mayor's discretion for requests of a humanitarian nature.

Financial assistance for all categories is capped at \$500.

Proposal

That Council notes this report as per the requirements of the Discretionary Grants – Small Donations Policy.

Financial Implications

Within the approved budget allocation of \$10,000.

No Decision – Information Item Only

Attachments

1 [Discretionary Grants - Small Donations Policy 2015-2016 - December Quarter](#) 2 Pages

(ITEM IN14/17) ANSWERS TO QUESTIONS WITHOUT NOTICE - COUNCIL MEETING OF 28 MARCH 2017

File No: 17/14322

REPORT BY THE GENERAL MANAGER

Summary

At the Council Meeting of 28 March 2017 the following Questions without Notice (QWN) were submitted by Councillors. Council Officers responded to the QWN and Councillors were notified on 6 April 2017 of the outcome of the QWN.

These are now submitted as part of the Council Agenda for Public Notification.

QUESTIONS WITHOUT NOTICE – COUNCIL MEETING OF 28 MARCH 2017	
Question	Response
<p><u>Councillor Furneaux-Cook</u></p> <p>Question 1 - What is Council's policy on mowing verges on properties, side of properties and those verges around parking metres which are overgrown?</p>	<p><u>Acting Manager Civil Construction & Operations</u></p> <p>Council mows nature strips on corner properties when requested by the resident. Generally, the long side only is mown.</p> <p>There are no specific guidelines regarding mowing around parking meters. Areas of grass around parking meters are mown in the course of regular duties.</p>
<p><u>Councillor Furneaux-Cook</u></p> <p>Question 2 - During development of 9 Ethel Street Burwood the road surface has been damaged. When will it be repaired and by whom?</p>	<p><u>Acting Manager Civil Construction & Operations</u> <u>Senior Development Engineer:</u></p> <p>During the course of construction temporary repair is the responsibility of the developer. The Developer has been in touch with Council and has accepted Council's quote to undertake a temporary road surface repair, which will be completed as soon as possible. Permanent repair of the road surface and footpath will be undertaken at the completion of the development.</p>
<p><u>Councillor Furneaux-Cook</u></p> <p>Question 3 - QWN from 28 February 2017 – Is Burwood Council able to request from the JRPP (or SPP) minutes from meetings when Burwood Local Government Area items are considered?</p> <p>Following on from the above question, how can Councillors get access to these minutes?</p>	<p><u>Manager Building & Development</u></p> <p>Minutes are available on the JRPP web site once a determination has been made on the particular item.</p> <p>The General Manager will investigate the best way to provide Councillors with access to these minutes.</p>
<p><u>Cr Tony Doueihy</u></p> <p>Question 1 – Does Council have a policy on</p>	<p><u>Manager Strategic Planning</u></p> <p>Not at this stage, but it will be developed upon</p>

QUESTIONS WITHOUT NOTICE – COUNCIL MEETING OF 28 MARCH 2017	
Question	Response
affordable housing?	the Greater Sydney Commission finalising its District Plan.
<u>Cr Tony Doueih</u> Question 2 - Does the Council's Property Strategy include purchase of properties in Victoria Street Burwood to enlarge the current closed laneway between 51 and 53 Burwood Road Burwood with the use of VPA contributions?	<u>Deputy General Manager, Corporate, Governance & Community</u> The Property Strategy is a confidential document and cannot be addressed in Open Forum. Councillors will be advised via a separate communication.
<u>Cr Tony Doueih</u> Question 3 - Can the General Manager organise a councillor workshop on street widening and traffic movement in relation to building setbacks?	<u>General Manager</u> Subject to available data being collected, we will endeavour to present at the July Councillor Workshop.
<u>Cr Justin Taunton</u> Question 1 – Light Rail Project Parramatta to Strathfield with extension to Burwood – what is the status from the State Government and Transport NSW and Greater Sydney Commission?	<u>Deputy General Manager, Land, Infrastructure & Environment</u> The State Government's current light rail project in Parramatta proposes to connect Westmead to Carlingford via Parramatta and Camelia. The Transport for NSW website states that a light rail connection from Camellia to Strathfield, via Sydney Olympic Park, is being developed as a separate Stage 2 concept in collaboration with the Sydney Metro West project. It is understood this concept did not include an extension from Strathfield to Burwood.
<u>Cr Justin Taunton</u> Question 2 – Western Metro – From Sydney to Westmead via Burwood, Olympic Park, Parramatta – what is the status from the State Government and Transport NSW and Greater Sydney Commission?	<u>Deputy General Manager, Land, Infrastructure & Environment</u> In November 2016 the State Government announced that a new underground metro railway line will be built between Parramatta and the Sydney CBD to help cater for Sydney's growth. Information released by Transport for NSW indicates that the line would connect four priority locations - Sydney CBD, the Bays Precinct, Sydney Olympic Park and Parramatta - in a corridor between the Parramatta River and the existing main rail line. The announcement does not mention any centres such as Burwood or Strathfield. The project is said to support the Greater Sydney Commission's long term vision with community engagement to commence in 2017.

QUESTIONS WITHOUT NOTICE – COUNCIL MEETING OF 28 MARCH 2017	
Question	Response
<p><u>Cr Justin Taunton</u></p> <p>Question 3 - What is Council's policy on synthetic grass? What is our policy for residents who want to install synthetic grass on Council verges?</p>	<p><u>Acting Manager Civil Construction & Operations</u></p> <p>Council does not have a policy in relation to synthetic grass. No enquiries from residents about placing synthetic grass on Council owned public land have ever been received to date.</p> <p>If such a request was ever received Council would need to thoroughly investigate several areas of concern including, but not limited to, public safety, maintenance, the aesthetic of the streetscape over all, the effect on street tree plantings and existing trees, the restriction of access to underground assets, etc.</p> <p>Based on Council's cursory knowledge of problems encountered by other Councils in relation to synthetic grass, it should be noted that it is unlikely that a policy allowing the placement of privately owned synthetic grass on Council owned public land could be supported.</p>

No Decision – Information Item Only

Attachments

There are no attachments for this report.