

**NEW CITY OF CANTERBURY BANKSTOWN**

**MINUTES OF THE  
ORDINARY MEETING OF COUNCIL  
HELD IN COUNCIL CHAMBERS  
ON 26 JULY 2016**

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**PRESENT:** Administrator – Richard Colley  
General Manager – Matthew Stewart  
Director Community Services – Andy Sammut  
Director City Development – Spiro Stavis  
Director City Planning - Scott Pedder  
Director Corporate Services - Ken Manoski  
Director City Services - Graeme Beattie  
Director Assets and Infrastructure (West) - Anthony Vangi  
Director Assets and Infrastructure (East) – Wayne Cooper  
Manager Corporate Services - Adam Brownlee  
Group Manager Governance – Brad McPherson  
Manager City Planning – James Carey

**APOLOGIES** Nil

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**THE ADMINISTRATOR DECLARED THE MEETING OPEN AT 6.00 PM.**

**REF: CONFIRMATION OF MINUTES**

**(73)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That the minutes of the Ordinary Council Meeting held on 28 June 2016 be adopted.

**SECTION 2: LEAVE OF ABSENCE**

Nil

**SECTION 3: DECLARATIONS OF PECUNIARY INTEREST OR NON-PECUNIARY CONFLICT OF INTEREST**

Nil

**SECTION 4: ADMINISTRATOR MINUTES**

**ITEM 4.1 STRATEGIC REVIEW OF THE CANTERBURY ROAD CORRIDOR**

**(74)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That Council undertake a strategic review of the Canterbury Road Corridor as outlined in the Administrator's Minute.

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**ITEM 4.2 SYDENHAM TO BANKSTOWN URBAN RENEWAL CORRIDOR**

**(75)** MOVED AND RESOLVED BY THE ADMINISTRATOR  
That the Administrator's Minute be received.

**ITEM 4.3 STRONGER COMMUNITIES FUND**

**(76)** MOVED AND RESOLVED BY THE ADMINISTRATOR  
That the Administrator's Minute be received.

**ITEM 4.4 FINANCIAL ASSISTANCE - GEORGES RIVER SOFTBALL ASSOCIATION**

**(77)** MOVED AND RESOLVED BY THE ADMINISTRATOR  
That Council support the request for financial assistance from Georges River Softball Association and waive the \$1,354 hire fee for Kelso Park and these funds be made available from Council's Section 356 Financial Assistance budget.

**ITEM 4.5 ISME COMMUNITY MUSIC ACTIVITIES COMMISSION**

**(78)** MOVED AND RESOLVED BY THE ADMINISTRATOR  
RESOLVED that Council donate \$750 to Vyvienne Alba to assist with costs of attending the 32<sup>nd</sup> International Society for Music Education plus other international music events.

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**SECTION 5: PLANNING MATTERS**

**SUSPENSION OF STANDING ORDERS**

**(79)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That –

- i) Permission be granted to those people who have made the necessary application to address Council for five minutes.
- ii) Standing Orders be suspended and Item 5.6 be dealt with now.
- iii) Standing Orders then be resumed.

**ITEM 5.6 PLANNING PROPOSAL FOR NOS. 30–46 AUBURN ROAD IN REGENTS PARK**

MR MATT DANIEL (CONSULTANT FOR THE APPLICANT) ADDRESSED COUNCIL.

**(80)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That -

1. Council agree to be the relevant planning authority for a planning proposal to allow for higher density residential development at Nos. 30–46 Auburn Road in Regents Park.
2. Council submit a planning proposal to the Department of Planning & Environment to seek a Gateway determination as shown in Attachment A.
3. Council seek authority from the Department of Planning & Environment to exercise the delegation of the Minister for Planning regarding the plan making functions under section 59 of the Environmental Planning & Assessment Act 1979.
4. Subject to approval from the Department of Planning & Environment, Council exhibit the planning proposal to provide further community comment, and the matter be reported to Council following the exhibition.
5. Council delegate authority to the Interim General Manager to prepare a voluntary planning agreement as outlined in this report in accordance with the Environmental Planning & Assessment Act 1979.
6. Council exhibit the voluntary planning agreement concurrently with the planning proposal and the matter be reported to Council following the exhibition.

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**STANDING ORDERS WERE RESUMED.**

**ITEM 5.1                    77 HUME HIGHWAY, GREENACRE**

**CONSTRUCTION OF A VEHICLE STORAGE FACILITY, ASSOCIATED WORKSHOP,  
STORE ROOMS, OFFICE AND LANDSCAPING WORKS**

**(81)**                    MOVED AND RESOLVED BY THE ADMINISTRATOR

That the application be approved subject to the following conditions.

- 1) The proposal shall comply with the conditions of Development Consent. A Construction Certificate shall not be issued until the plans and specifications meet the required technical standards and the conditions of this Development Consent are satisfied.
- 2) Development shall take place in accordance with Development Application No.DA-1475/2015, submitted by Investments & Loans Pty Ltd, accompanied by Drawing No. 0074-2000, 0074-4001, 0074-4003, 0074-4004, 0074-5000, 0074-6000 and 0074-7000, Issue F, prepared by Centric Architects, dated 21/03/2016 and affixed with Council's approval stamp, except where otherwise altered by the specific amendments listed hereunder and/or except where amended by the conditions contained in this approval.
- 3) The acoustic assessment submitted in support of this development application, prepared by Wilkinson and Murray, Project Number 16109, dated 23 May 2016 and the noise attenuation recommendations stated on page nine (9) of the assessment forms part of the development consent.
- 4) A final acoustic report prepared by an accredited acoustic consultant, is to be submitted to Council post construction to certify that the premises complies with the relevant noise control regulations and conditions of development consent. This report shall include post construction validation test results.
- 5) No external signage is approved under this development consent. External signage details must be submitted to Council for approval prior to installation unless they meet the requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION  
CERTIFICATE**

- 6) The Certifying Authority must ensure that any certified plans forming part of the Construction Certificate are not inconsistent with this Development Consent and accompanying plans.

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- 7) A detailed landscape plan prepared by a qualified landscape architect or designer is to be approved prior to the issue of a Construction Certificate. The landscape plan is to be prepared in accordance with the relevant DCP and is to show all features, built structures including retaining walls, irrigation, mulch and natural features such as significant gardens, landscaping, trees, natural drainage lines and rock outcrops that occur within 3 metres of the site boundary. The landscape plan shall consider any stormwater, hydraulic or overland flow design issues where relevant.
- 8) A soil erosion and sediment control plan must be prepared by a suitably qualified professional, in accordance with the Bankstown Demolition and Construction Guidelines and Council's Development Engineering Standards, and submitted to the certifying authority for approval prior to the issue of a construction certificate.
- 9) The Council Approved building plans, including demolition plans, must be submitted to Sydney Water for assessment. This will determine if the proposed structure(s) would affect any Sydney Water infrastructure or if there are additional requirements. Building plan approvals can be submitted online via Sydney Water Tap in™.

Please refer to [www.sydneywater.com.au/tapin](http://www.sydneywater.com.au/tapin)

For Sydney Water's Guidelines for building over or next to assets, visit [www.sydneywater.com.au](http://www.sydneywater.com.au) 'Plumbing, building & developing' then 'Building Plan Approvals' or call 13000 TAPIN.

Prior to release of a construction certificate Sydney Water must issue either a Building Plan Assessment letter which states that your application is approved, or the appropriate plans must be stamped by a Water Servicing Coordinator.

- 10) A Construction Certificate shall not be issued until written proof that all bonds, fees and/or contributions as required by this consent have been paid to the applicable authority.
- 11) A long service levy payment which is 0.35% of the total cost of the work is to be paid to the Building and Construction Industry Long Service Payments Corporation.
- 12) Pursuant to section 80A(1) of the Environmental Planning and Assessment Act 1979, and the Bankstown City Council Section 94A Development Contributions Plan 2009 (Section 94A Plan) , a contribution of \$ 106,290.80 shall be paid to Council.

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The amount to be paid is to be adjusted at the time of actual payment, in accordance with the provisions of the Section 94A plan. The contribution is to be paid before the issue of the construction certificate.

**Note:** The Section 94A Contributions Plans may be inspected at Council's Customer Service Centre, located at Upper Ground Floor, Civic Tower, 66-72 Rickard Road, Bankstown, between the hours of 8.30am-5.00pm Monday to Friday.

- 13) Finished surface levels of all internal works and at the street boundary, including driveways, landscaping and drainage structures, must be as shown on the approved plans. The levels at the street boundary must be consistent with the Street Boundary Alignment Levels issued by Council.
- 14) A Work Permit shall be applied for and obtained from Council for the following engineering works in front of the site, at the applicant's expense:
  - a) Repair of any damage to the public road including the footway occurring during development works.
  - b) Reinstatement of the footway reserve and adjustment or relocation of existing public utility services to match the footway design levels as proposed on the approved Work Permit. Adjustment or relocation to any public utility services shall be carried out to the requirements of the public utility authority.

Note: As a site survey and design is required to be prepared by Council in order to determine the necessary information, payment for the Work Permit should be made at least twenty one (21) days prior to the information being required and must be approved prior to the issue of the Construction Certificate.

- 15) Stormwater drainage from the development shall be designed so as to comply with Council's Development Engineering Standards and the requirements of the Sydney Water Authority. All conditions imposed by Sydney Water shall be strictly complied with and incorporated into the approved drainage plan. A final detailed stormwater drainage design shall be prepared by a qualified Professional Civil Engineer in accordance with the above requirements and shall generally be in accordance with the concept stormwater plan No. DA3.01, Revision 2, dated 21.04.16 prepared by NORTHROP. The final plan shall be certified by the design engineer that it complies with Council's Development Engineering Standards, the Sydney Water's requirements and the relevant Australian Standards.
- 16) Where Council approved cut or fill exceeds 200mm and stable batter of 1 vertical to 3 horizontal maximum grade cannot be achieved, then a masonry or other proprietary material retaining wall, intended and suitable for that

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purpose, shall be constructed within the development site. Note, filling of the site needs specific approval from Council.

The retaining wall shall be located so that it will not impede or obstruct the natural flow of stormwater. Retaining walls exceeding 600mm in height shall be designed by a qualified professional Civil/Structural Engineer. Plans and details prepared and signed by the Engineer are to be submitted to the Principal Certifying Authority (PCA) prior to the issue of the Construction Certificate.

All works associated with the construction of the wall, including backfilling and drainage, is to be located wholly within the allotment boundaries.

- 17) An all-weather pavement shall be designed to withstand the anticipated wheel loads for all areas subjected to vehicular movements. Internal pavements specification prepared and certified by all qualified professional Civil Engineer to comply with the relevant Australian Standards, shall be submitted to the Principal Certifying Authority (PCA) for approval prior to the issue of a construction certificate.
- 18) Prior to the issue of any Construction Certificate for this development, the applicant must obtain approval from Council for a Site, Pedestrian and Traffic Management Plan. This Plan must address the measures that will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and other requirements as specified below.

**A PRIVATE CERTIFIER CANNOT APPROVE YOUR SITE, PEDESTRIAN & TRAFFIC MANAGEMENT PLAN**

This plan shall include details of the following:

- a) Proposed ingress and egress points for vehicles to and from the construction site;
- b) Proposed protection of pedestrians, adjacent to the constructions site;
- c) Proposed hoardings, scaffolding and/or fencing to secure the construction site;
- d) Proposed pedestrian management whilst vehicles are entering/exiting the construction site;
- e) Proposed measures to be implemented for the protection of all public roads and footway areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;
- f) Proposed method of loading and unloading excavation machines, building material, construction materials and waste containers during the construction period;

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- g) Proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc are required to be displayed and shall be in accordance with Council's and the NSW Roads and Maritime Services requirements and AS1742.3.
- h) Proposed method of support of any excavation, adjacent to adjoining buildings or the public road. The proposed method of support is to be certified by a Civil Engineer with National Professional Engineering Registration (NPER) in the construction of civil works.
- i) Proposed measures to be implemented in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the public road.
- j) Proposed measures for protection of the environment including procedures to control environmental impacts of work e.g. sediment control, proper removal, disposal or recycling of waste materials, protection of vegetation and control/prevention of pollution i.e. water, air noise, land pollution.

The approved Site, Pedestrian and Traffic Management Plan is to be implemented prior to the commencement of any works on the construction site. The applicant will be required to pay for inspections by Council Officers in accordance with Council's adopted fees and charges.

In addition a RMS Approval / Road Occupancy Licence will be required for works on Regional or State Roads or within 100m of a traffic facility including roundabouts and traffic signals. Refer to Council's Development Engineering Standards for a list of Regional and State Roads.

- 19) As any works within, or use of, the footway or public road for construction purposes requires separate Council approval under Section 138 of the Roads Act 1993 and/or Section 68 of the Local Government Act 1993, Council requires that prior to any Construction Certificate for this development being issued, evidence of lodgement of an application for a Works Permit and or a Roadway/Footpath Building Occupation Permit shall be obtained where one or more of the following will occur, within, on or over the public footway or public road:

A PRIVATE CERTIFIER CANNOT ISSUE THESE PERMITS

WORKS REQUIRING A 'WORKS PERMIT'

- a) Dig up, disturb, or clear the surface of a public footway or public road,
  - b) Remove or interfere with a structure or tree (or any other vegetation) on a public footway or public road,
  - c) Connect a road (whether public or private) to a classified road,
  - d) Undertake footway, paving, vehicular crossing (driveway), landscaping or stormwater drainage works within a public footway or public road,
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- e) Install utilities in, under or over a public road,
- f) Pump water into a public footway or public road from any land adjoining the public road,
- g) Erect a structure or carry out a work in, on or over a public road
- h) Require a work zone on the public road for the unloading and or loading of vehicles
- i) Pump concrete from within a public road,
- j) Stand a mobile crane within a public road
- k) Store waste and recycling containers, skips, bins and/or building materials on any part of the public road.
- l) The work is greater than \$25,000.
- m) Demolition is proposed.
- n) Subdivision is proposed.

Assessment of Works Permits (a to e) includes the preparation of footway design levels, vehicular crossing plans, dilapidation reports and issue of a Road Opening Permit.

All proposed works within the public road and footway shall be constructed under the supervision and to the satisfaction of Council. The applicant/developer shall arrange for necessary inspections by Council whilst the work is in progress.

For commercial or multi-unit residential developments within the designated CBD or an urban village area, footway design and construction and street tree supply, installation and tree hole detailing shall be as per the Council master plan for that area. Full width footways are to be supplied and installed at full cost to the developer to specification as supplied by Council. Layout plan of pavement to be submitted to Council for approval prior to the issue of the Works Permit.

All Council fees applicable, minimum restoration charges and inspection fees shall be paid prior to the assessment of the Work Permit in accordance with Council's adopted fees and charges. Note: Additional fees after approval will be charged where the Work Permit requires occupation of the Road or Footpath ie Hoardings, Work Zones etc.

In determining a Works Permit, Council can impose conditions and require inspections by Council Officers.

Forms can be obtained from Councils Customer Service counter located on the ground floor of Council's administration building at 66 - 72 Rickard Road, Bankstown or Council's website [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au)

Part of any approval will require the person or company carrying out the work to carry public liability insurance to a minimum value of ten million dollars.

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Proof of the policy is to be provided to Council prior to commencing any work approved by the Work Permit including the Road Opening Permit and must remain valid for the duration of the works.

The commencement of any works on public land, including the footway or public road, may incur an on the spot fine of not less than \$1100 per day that work continues without a Works Permit and/or a Roadway/Footpath Building Occupation Permit.

All conditions attached to the permit shall be strictly complied with prior to occupation of the development. Works non-conforming to Council's specification (includes quality of workmanship to Council's satisfaction) shall be rectified by the Council at the applicant's expense.

- 20) The subject site is affected by local overland flooding and shall comply with the following:
- a) The minimum floor level of the proposed habitable structure(s) shall be constructed to RL 29.5m AHD including freeboard. All approved construction details shall be consistent with this requirement.
- 21) For internal driveways with a gradient exceeding 10% (1 in 10), longitudinal profiles of all vehicular driveways and ramps shall be submitted for approval by the Principal Certifying Authority (PCA) prior to the issue of the Construction Certificate. The maximum grade of the driveway/ramp shall not exceed **25%** and shall comply with AS 2890.1. The profile shall be drawn at a reduction ratio of 1 to 25 vertical and horizontal and shall be related to the datum used for the issue of the footway design levels and shall also show the road centre line levels, Council issued footway design levels and gutter levels. Council's Car Clearance Profile in Council's Development Engineering Standards, (Plan No. S 006) shall be used to design the profile.
- 22) The route for transportation to and from the development site of bulk and excavation materials shall generally be by the shortest possible route to the nearest "regional road", with every effort to avoid school zones on public roads. The applicant shall nominate the route for approval by Council prior to commencement of any work on the site. An Agreement to Council's satisfaction, signed by the applicant/owner specifying the approved route and acknowledging responsibility to pay Council for damages to public property adjacent to the site shall be lodged with Council prior to release of any Construction Certificate. All damage must be rectified upon completion of work.

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***CONDITIONS TO BE SATISFIED PRIOR TO CONSTRUCTION***

- 23) The building work in accordance with the development consent must not be commenced until:
- a. a construction certificate for the building work has been issued by the council or an accredited certifier, and
  - b. the person having benefit of the development consent has:
    - i. appointed a principal certifying authority for the building work, and
    - ii. notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and
  - c. the person having the benefit of the development consent, if not carrying out the building work as an owner-builder, has:
    - i. appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and
    - ii. notified the principal certifying authority of any such appointment, and
    - iii. unless the person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
  - d. the person having the benefit of the development consent has given at least 2 days' notice to the council of the person's intention to commence the building work.
- 24) Existing trees within the vicinity of the construction works or paths of travel for construction vehicles accessing the development that are to be retained shall be protected with temporary fencing of a style non injurious to tree roots, placed 2m from the trunk base of the existing tree to prevent damage during construction, and retained in accordance with Council's Tree Preservation Order. There is to be no stockpiling of materials within the 2m fenced zone.
- 25) Suitable erosion and sediment control measures shall be erected in accordance with the plans accompanying the Construction Certificate prior to

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the commencement of construction works and shall be maintained at all times.

- 26) Council warning sign for Soil and Water Management must be displayed on the most prominent point of the site, visible to both the street and site works. The sign must be displayed throughout the construction period.
- 27) Prior to the commencement of work, the applicant must provide a temporary on-site toilet if access to existing toilets on site is not adequate.
- 28) Where required, a section 73 compliance certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Make early application for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator. For help either visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Building and Developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

- 29) Prior to the commencement of work, a fence must be erected around the area of the works, except where an existing 1.8m high boundary fence is in good condition and is capable of securing the area. Any new fencing shall be temporary (such as cyclone wire) and at least 1.8m high. All fencing is to be maintained for the duration of construction to ensure that the work area is secured.

Where the work is located within 3.6m of a public place then a Type A or Type B hoarding must be constructed appropriate to the works proposed. An application for a Work Permit for such hoarding must be submitted to Council for approval prior to the commencement of work.

- 30) A sign shall be displayed on the site indicating the name of the person responsible for the site and a telephone number of which that person can be contacted during and outside normal working hours or when the site is unattended.
- 31) A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:
  - a. showing the name, address and telephone number of the principal certifying authority for the work, and

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- b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- c. stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work or demolition work is being carried out, but must be removed when the work has been completed.

***CONDITIONS TO BE SATISFIED DURING CONSTRUCTION***

- 32) The hours of site works shall be limited to between 7.00am and 6.00pm on weekdays and 7.00am and 1.00pm on Saturdays. No work shall be carried out on Sundays and public holidays, and weekends (Saturdays and Sundays) adjacent to public holidays.
- 33) The building work must be carried out in accordance with the requirements of the Building Code of Australia.
- 34) If in the event that any unintended tanks, cells or finds are uncovered on the development site, works must stop immediately and Council appropriately notified.
- 35) If unexpected soil contaminants are unearthed during excavation and/or construction works, which has the potential to alter previous conclusions made regarding potential site contamination; all work is to cease and Council notified immediately.

The contaminated land situation is to then be evaluated by a suitably qualified and experienced environmental consultant and an appropriate response determined by the applicant and/or owner, which is agreed to by Council, prior to the re-commencement of works.

- 36) Any material brought on or removed from the site for the purposes or fill or the result of excavation shall be validated to ensure the material is suitable for the intended use. This validation must be undertaken by an appropriately qualified environmental consultant and a certificate of analysis submitted to the Principal Certifying Authority prior to the issue of an occupation certificate.
- 37) Prior to the ground floor slab being poured, an identification report by a Registered Surveyor must be submitted to the principal certifying authority verifying that the proposed buildings finished ground floor level and siting to the property boundaries conforms to the approved plans.

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- 38) All Civil and Hydraulic engineering works on site must be carried out in accordance with Council's Development Engineering Standards. All Civil and Hydraulic engineering works associated with Council's assets and infrastructure must be carried out in accordance with Council's Work Permit requirements and to Council's satisfaction.
- 39) All excavations and backfilling must be executed safely and in accordance with the relevant Australian Standards.
- 40) If soil conditions require it, retaining walls or other approved methods of preventing movement of the soil must be provided, and adequate provisions must be made for drainage. Separate approval may be required for retaining walls should they be required.
- 41) If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- a. protect and support the adjoining premises from possible damage from the excavation, and
  - b. where necessary, underpin the adjoining premises to prevent any such damage.
- 42) The stormwater drainage system shall be constructed in accordance with Council's Development Engineering Standards and the engineering plans and details approved by the Principal Certifying Authority (PCA).
- 43) Prior to the commencement of work, the builder shall prepare a photographic record of the road reserve which clearly shows its condition prior to works occurring on site. For the entirety of demolition or construction works, there shall be no stockpiling of building spoil, materials, or storage of equipment on the public road, including the footway and the road reserve shall be maintained in a safe condition at all times. No work shall be carried out on the public road, including the footway, unless a Work Permit authorised by Council has been obtained.

***CONDITIONS TO BE SATISFIED PRIOR TO OCCUPATION***

- 44) The occupation or use of the building must not be commenced unless an occupation certificate has been issued for the building.

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- 45) A final Occupation Certificate shall not be issued until all conditions relating to demolition, construction and site works of this development consent are satisfied and Council has issued a Work Permit Compliance Certificate.
- 46) Council requires that an Environmental Management Plan be prepared and submitted prior to an Occupation Certificate being issued. The premises must be operated in accordance with the Environmental Management Plan at all times.
- 47) Landscaping is to be installed in accordance with the approved landscape plan. All works and methods nominated and materials and plants specified on the approved landscape plan are to be completed prior to the issue of an occupation certificate. The landscaping shall be maintained for the life of the development.
- 48) Lighting must be provided to the entries, driveways and parking areas to promote a high level of safety and security at night and during periods of low light. Lighting provided should be hooded, shielded or directed away from neighbouring dwellings to minimise glare and associated nuisances to residents.
- 49) A registered surveyor shall prepare a Work As Executed Plan, and a suitably qualified Hydraulic Engineer shall provide certification of the constructed on-site stormwater detention system.  
The Work As Executed information shall be shown in red on a copy of the approved stormwater plan and shall include all information specified in Council's Development Engineering Standards. The Work As Executed plan shall be submitted to the Hydraulic Engineer prior to certification of the on-site stormwater detention system.
- The engineer's certification of the on-site stormwater detention system (if applicable) should be carried out similar to Council's standard form "On-Site Stormwater Detention System - Certificate of Compliance", contained in Council's Development Engineering Standards.
- A copy of the Work As Executed Plan and Hydraulic Engineer's Certification shall be submitted to Council for information prior to issue of the final occupation certificate.
- 50) A Copy of the Work Permit Compliance Certificate shall be submitted to the PCA Prior to the issue of the Occupation Certificate.
- 51) A suitably qualified Professional Civil Engineer shall certify that the driveways, parking bays, and service areas have been constructed in accordance with the approved plans and specifications. Such Certification shall be submitted prior to the issue of the Occupation Certificate or occupation of the site.
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- 52) Where applicable, the Section 73 compliance certificate under the Sydney Water Act 1994 must be submitted to the principal certifying authority before operation of the development.

***USE OF THE SITE***

- 53) The hours of operation of the use shall be limited to between 7.00 am to 6.00 pm on weekdays and 7.00 am to 1.00 pm on Saturdays.
- 54) The recommendations of the acoustic assessment requires the following noise mitigation measures to be implemented:
- a) Roller doors to the workshop are to be remained closed except when vehicles are moved out of the workshop into the first floor car park; and
  - b) Inclusion of a 1.2 metre solid balustrade along the edge of the first floor car park.
- 55) All loading and unloading of goods shall take place within the site in a manner that does not interfere with parking areas, driveways or landscaping.
- 56) There shall be no emissions of noise, smoke, smell, vibration, gases, vapours, odours, dust, particulate matter, or other impurities which are injurious or dangerous to health, or the exposure to view of any unsightly matter or otherwise.
- 57) The premises shall be operated so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupants. In the event of Council receiving complaints and if it is considered by Council that excessive noise is emanating from the premises, the person(s) in control of the premises shall, at their own cost arrange, for an acoustic investigation to be carried out (by an accredited acoustic consultant) and submit a report to Council specifying the proposed methods for the control of excessive noise emanating from the premises. The measures shall be approved by Council prior to implementation and shall be at full cost to the applicant.
- 58) Any activity carried out in accordance with this approval shall not give rise to offensive odour, offensive noise or pollution of air, land or water as defined in the *Protection of the Environment Operations Act 1997* and Regulations.
- 59) The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, ash, dust, waste water, waste products, grit, oil or other harmful products.
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- 60) The use of the premises and the operation of plant and equipment shall not give rise to the transmission of a vibration nuisance or damage to other premises as defined in the Department of Environment, Climate Change and Water's Technical Guidelines for Assessing Vibration.
- 61) Any lighting of the premises shall be installed in accordance with Australian Standard AS 4282: Control of the Obtrusive Effects of Outdoor Lighting so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads. The intensity, colour or hours of illumination of the lights shall be varied at Council's discretion if Council considers there to be adverse effects on the amenity of the area.
- 62) Servicing and detailing of vehicles or vehicle parts must be conducted in a covered, bunded area. Vehicles awaiting a service, under service or awaiting delivery shall not be stored, parked, or otherwise permitted to stand in a public street. All such vehicles shall be accommodated within the premises.
- 63) All automotive parts shall be stored wholly within the premises and no automotive parts shall be stored in the open.
- 64) Covered and bunded work areas including workshop bays are to be graded into collection sumps and/or grated drains so that surface effluent generated within the workshop area is directed into a dedicated drainage system for treatment, storage and disposal and/or reuse.
- 65) Liquid wastes must be directed to the sewers of the Sydney Water under a Trade Waste License Agreement. The pre-treatment of wastewater may be a requirement of Sydney Water prior to discharge to the sewer. Details of the requirements of the Trade Waste Agreement must be obtained prior to the issue of an Occupation Certificate.
- 66) Spill kits, clean up facilities and equipment are to be provided to the premises in areas that are susceptible to spills, leaks and the like.
- 67) No spray painting shall be carried out on the premises, unless prior development consent has been obtained from Council.
- 68) No panel beating, dismantling or wrecking of vehicles shall be carried out on the premises.
- 69) All chemicals shall be stored, handled and disposed of in accordance with Australian Standard AS1940: The Storage and Handling of Flammable and Combustible Liquids.

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- 70) All waste materials associated with the use shall be stored in containers located either within the building or behind screen walls in accordance with the approved plans.
- 71) All chemicals shall be stored, handled and disposed of in accordance with:
- a) AS 1940 – 2004 The Storage & Handling of Flammable and Combustible Liquids.
  - b) NSW EPA 'Storing and Handling Liquids, Environmental Protection, Participants Manual 2007'.
  - c) NSW EPA 'Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes 2004'.
- 72) Instructions concerning procedures to be adopted in the event of an emergency are to be clearly displayed on the premises for both public and staff information at all times.
- 73) No external signage is approved under this development consent. External signage details must be submitted to Council for approval prior to installation.
- 74) Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby public roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the Interim Australian Standard AS 4282-1997 The Control of the Obtrusive Effects of Outdoor Lighting.

**ITEM 5.2**

**60 KITCHENER PARADE, BANKSTOWN**

**DEMOLITION OF EXISTING SITE STRUCTURES AND CONSTRUCTION OF FOUR (4) STOREY COMMERCIAL BUILDING WITH GROUND FLOOR CAFE AND ASSOCIATED ONSITE PARKING**

**(82)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That -

1. Council exhibit the Deed of Variation to the voluntary planning agreement for the property at No. 60 Kitchener Parade in Bankstown as shown in Attachment I. This matter is to be reported to Council following the exhibition.
2. A further report be submitted at the conclusion of the exhibition period.

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3. The Interim General Manager be granted delegated authority to determine the application once the Deed of Variation to the voluntary planning agreement is exhibited and approved by Council subject to the following modifications to the foreshadowed conditions adopted by Council on 22 October 2013, but also including the following amended conditions and additional conditions to be imposed by Council's Development Engineer and Traffic Engineer:
- A. Conditions 2, 3, 11, 13, 14 and 16 shall be amended to read as follows (changes shown in italics):
- 2) Development shall take place in accordance with Development Application No. DA-974/2012, submitted by Fouad Hazzouri, accompanied by Drawing No. A01/02 & A02/02, Issue B, prepared by Atelier Hazzouri Architects, dated 10 May 2013, *as modified by Section 96(2) Modification Application No. DA-974/2012/1, submitted by Trustee ZKFK Trust, accompanied by Drawings and reports set out in the following table, except where otherwise altered by the specific amendments listed hereunder and/or except where amended by the conditions contained in this approval:*

<b><i>Drawings Prepared by Becerra Architects</i></b>			
<b><i>Drawing No.</i></b>	<b><i>Drawing Name</i></b>	<b><i>Revision</i></b>	<b><i>Date</i></b>
A00	<i>Site Plan</i>	<i>B</i>	<i>11/3/16</i>
A02	<i>Basement</i>	<i>B</i>	<i>7/3/16</i>
A03	<i>Ground Level</i>	<i>C</i>	<i>7/3/16</i>
A04	<i>Mezzanine Level</i>	<i>B</i>	<i>19/11/15</i>
A05	<i>Level 1</i>	<i>A</i>	<i>3/6/15</i>
A06	<i>Level 2</i>	<i>A</i>	<i>3/6/15</i>
A07	<i>Level 3</i>	<i>A</i>	<i>3/6/15</i>
A08	<i>Terrace</i>	<i>A</i>	<i>3/6/15</i>
A09-A11	<i>Elevations</i>	<i>B</i>	<i>7/3/16</i>
A12-A13	<i>Sections</i>	<i>B</i>	<i>7/3/16</i>
A14-A15	<i>Material Schedule</i>	<i>B</i>	<i>7/3/16</i>
<b><i>Engineering Drawings (Storm Water and Civil Works), Prepared by John Romanous &amp; Associates Pty Ltd</i></b>			
<b><i>Drawing No.</i></b>	<b><i>Drawing Name</i></b>	<b><i>Revision</i></b>	<b><i>Date</i></b>
<i>1350 – S1/3, S2/3 &amp; S3/3</i>	<i>Stormwater Drainage/Sediment Control Details - Concept</i>	<i>E</i>	<i>11/3/2016</i>
<b><i>Reports and Specifications</i></b>			
<b><i>Report No.</i></b>	<b><i>Name</i></b>	<b><i>Revision</i></b>	<b><i>Date</i></b>

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	<i>Traffic &amp; Parking Assessment</i>		<i>10/3/16</i>
	<i>Data Sheet Work Parklift 413</i>		

3) *The Deed of Variation to the Voluntary Planning Agreement endorsed by resolution of Council dated [Insert Date] shall be executed in accordance with the terms of the Agreement.*

11) *Pursuant to section 80A(1) of the Environmental Planning and Assessment Act 1979, and the Bankstown City Council Section 94A Development Contributions Plan 2009 (Section 94A Plan), a contribution of \$15,470.00 shall be paid to Council.*

The amount to be paid is to be adjusted at the time of actual payment, in accordance with the provisions of the Section 94A plan. The contribution is to be paid before the issue of the construction certificate.

Note: The Section 94A Contributions Plans may be inspected at Council's Customer Service Centre, located at Upper Ground Floor, Civic Tower, 66-72 Rickard Road, Bankstown, between the hours of 8.30am-5.00pm Monday to Friday.

13) A Work Permit shall be applied for and obtained from Council for the following engineering works in front of the site, at the applicant's expense:

a) *A single heavy duty VFC of maximum width of 7.5 metres at the property boundary. The existing stormwater pit to be modified with the removal of the lintel and installing a heavy duty butterfly grate and relocating the existing pit to a location further downstream with the construction of the lintel and the pit to the satisfaction of Council and Council's standards.*

b) Drainage connection to Council's kerb and gutter.

c) A new full-width footway shall be installed on Rickard Road and Kitchener Parade, which meets all requirements of Bankstown City Council's CBD Type 1 Specification - being 'Urbanstone' or approved equal concrete unit pavers, with dimensions of 400mm x 400mm x minimum 50mm mortared in over a 125mm thick fibre-reinforced concrete base. Pavement is to be laid in stretcher bond pattern, set perpendicular to the line of the kerb. Paver colours are 'Lamington' (infill pavers) and 'Silver Grey'

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(banding and header course) and are to be sealed with an approved sealant.

- d) Removal of all driveway surfaces, reinstatement of laybacks to kerb and gutter and reshaping of the footway, all associated with redundant VFCs.
- e) Repair of any damage to the public road including the footway occurring during development works.
- f) Reinstatement of the footway reserve and adjustment or relocation of existing public utility services to match the footway design levels as proposed on the approved Work Permit. Adjustment or relocation to any public utility services shall be carried out to the requirements of the public utility authority.

Note: As a site survey and design is required to be prepared by Council in order to determine the necessary information, payment for the Work Permit should be made at least twenty one (21) days prior to the information being required and must be approved prior to the issue of the Construction Certificate.

- D) Stormwater drainage from the development shall be designed so as to comply with Council's Development Engineering Standards. A final detailed stormwater drainage design shall be prepared by a qualified Professional Civil Engineer in accordance with the above requirements and shall generally be in accordance with the concept stormwater plan No. 1350 – S1/3, S2/3 & S3/3, Rev. E, prepared by John Romanous & Associates. The final plan shall be certified by the design engineer that it complies with Council's Development Engineering Standards and the relevant Australian Standards.

- 16) All of the relevant and appropriate water conservation and energy efficient requirements of Bankstown DCP 2015 – Part B4 – Sustainable Development shall be complied with. Details of the proposed measures to demonstrate compliance with the above DCP shall be submitted with the Construction Certificate.

B. The following conditions are added:

- *The applicant shall apply to the Bankstown Traffic Committee for the installation of a Works Zone for the entire site's frontage to Rickard Road, minus the minimum length of 'No Stopping' zone required after the Kitchener Parade intersection, eight (8) weeks in advance of when construction is scheduled to begin.*



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**ITEM 5.5 DRAFT AMENDMENTS TO CANTERBURY DCP 2012 (AMENDMENT 4)**

**(85)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That -

1. Council exhibit Draft Canterbury Development Control Plan 2012 (Amendment 4) as shown in Attachment A alongside the planning proposal for 642-644, 650-658 Canterbury Road, 1-3 Platts Avenue, 2, 2A, 2B, 2C, 2D Liberty Street, Belmore.
2. A further report be submitted to Council at the conclusion of the exhibition period.

**ITEM 5.6 PLANNING PROPOSAL FOR NOS. 30-46 AUBURN ROAD IN REGENTS PARK**

THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 80 ON PAGE 3 OF THESE MINUTES.

**ITEM 5.7 DRAFT VOLUNTARY PLANNING AGREEMENT OFFER - 717-727 CANTERBURY ROAD, BELMORE**

**(86)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That -

1. Approval be given for Council staff to negotiate with the applicant a draft Voluntary Planning Agreement for 717-727 Canterbury Road, Belmore, for the purposes as outlined in this report.
2. Once prepared, the draft Voluntary Planning Agreement be placed on public exhibition.
3. At the conclusion of the public exhibition the draft Voluntary Planning Agreement be reported back to Council.

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**SECTION 6: REPORT OF THE GENERAL MANAGER**

**ITEM 6.1 INDEPENDENT HEARING AND ASSESSMENT PANEL (IHAP) REVIEW**

**(87)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That -

1. A Canterbury-Bankstown Independent Hearing and Assessment Panel be established in accordance with the provisions of the attached Charter.
2. Authority be delegated to the Canterbury-Bankstown Independent Hearing and Assessment Panel under Section 377 of the *Local Government Act 1993* to consider and determine development applications referred to it by the General Manager.
3. The Canterbury-Bankstown Independent Hearing and Assessment Panel Charter included in the Attachments, be endorsed.
4. The Canterbury IHAP continue to operate until such time as the Canterbury-Bankstown Independent Hearing and Assessment Panel is established;
5. Prior to the establishment of the Canterbury-Bankstown Independent Hearing and Assessment Panel the General Manager's current determination delegations (to staff from the former Bankstown Council) be extended /transferred to all development assessment staff.
6. Following the establishment of the Canterbury-Bankstown Independent Hearing and Assessment Panel, the Canterbury IHAP be dissolved and members advised accordingly.
7. The General Manager call for Expressions of Interest and appoint suitably qualified panellists to form the Canterbury-Bankstown Independent Hearing Panel, as outlined in the report.
8. In consultation with the Administrator, the General Manager to determine the appropriate remuneration be paid to Panel Members.



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**ITEM 6.2                      REQUESTS FOR FINANCIAL ASSISTANCE AND DONATIONS**

**(88)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

1. A donation of \$100.00 be made to Bradley Kilpatrick of Revesby who was selected in the U/19's Australian Boys' Softball team which competed at the Friendship Series held at the Blacktown International Sportspark (BISP), Sydney from 4-8 July, 2016.
2. A donation of \$100.00 be made to Monica Petrusovski of Yagoona on her selection to represent NSW at the School Sport Australia 12 Years and Under Tennis Championships which are being held at Albury, NSW in October, 2016.

**ITEM 6.3                      ACCESS TO INFORMATION POLICY**

**(89)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That the Access to Information Policy as attached be adopted.

**ITEM 6.4                      PRIVACY MANAGEMENT PLAN**

**(90)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That the Privacy Management Plan as attached be adopted and that a copy be provided to the NSW Privacy Commissioner.

**ITEM 6.5                      VARIOUS NAMING REQUESTS**

**(91)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That -

1. Council names the criterion at the Crest adjacent to the Dunc Gray Velodrome the 'Jack Walsh Criterion'.
2. Council names the Rehearsal Theatre at the Bankstown Arts Centre the 'Paull Rehearsal Theatre'.

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3. Council proceed with the community consultation process for the naming of the Salt Pan Creek Walkway the 'Pat Rogan Walkway' and that a further report be provided to Council on the outcomes of the community consultation process.

**ITEM 6.6 LAKEMBA OUT OF SCHOOL HOURS SERVICE**

**(92)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That -

1. Council endorse the closure of the Lakemba Outside School Hours Care service at the end of Term 4, 2016.
2. The Manager Children's Services notify families and the relevant Government Departments of the closure of the Lakemba Outside School Hours Care (OSHC) prior to the end of Term 4, 2016.

**ITEM 6.7 WESTERN SYDNEY ACADEMY OF SPORT**

**(93)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That -

1. Council cease financial support for the Western Sydney Academy of Sport including the 2016/17 financial year.
2. Council formerly advise the Western Sydney Academy of Sport of its decision.

**ITEM 6.8 MASTER PLAN FOR WILEY PARK**

**(94)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That a further report on the potential of a Master Plan for a recreation precinct in Wiley Park be provided to Council once both the City of Canterbury Open Space Strategy and the Aquatics and Fitness Centres Future Service and Facilities Strategy are complete in late 2016.

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**ITEM 6.9 PROPOSAL FOR BOTANIC GARDENS AT PEACE PARK**

**(95)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That -

1. Council take no further action towards the establishment of Botanic Gardens in Peace Park Ashbury.
2. Council further investigate the heritage significance and value of Peace Park Ashbury so as to inform future development of activities on the site.

**ITEM 6.10 EXECUTION OF LEASE TO BELMORE BOWLING AND RECREATIONAL CLUB LIMITED**

**(96)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That -

1. Council execute the lease to Belmore Bowling and Recreational Club Limited over the Council-owned properties known as 1A, 1B and 1C Leyland Parade, Belmore.
2. The Administrator and the General Manager are delegated authority to sign all documents under the common seal of Council, as required.

**ITEM 6.11 EXECUTION OF LEASE TO CANTERBURY CHILDREN'S COTTAGE LIMITED**

**(97)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That -

1. Council execute the lease to Canterbury Children's Cottage Limited for the Council-owned property known as 2A Wilson Avenue, Belmore.
2. The Administrator and the General Manager are delegated authority to sign all documents under the common seal of Council, as required.

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- ITEM 6.12**                    **EXECUTION OF LEASE TO CA&I P/L FOR PART OF 27 LESLIE STREET, ROSELANDS**  
**(98)**                            MOVED AND RESOLVED BY THE ADMINISTRATOR
- That -
1. A new 12-months lease be entered into with CA&I Pty Ltd for part of 27 Leslie Street, Roselands.
  2. The Administrator and the General Manager are delegated authority to sign all documents under the common seal of Council, as required.
- 
- ITEM 6.13**                    **EXECUTION OF LICENCE AGREEMENT FOR COMPOUND SITES AT WATERWORTH**  
**(99)**                            **AND GOUGH WHITLAM**
- MOVED AND RESOLVED BY THE ADMINISTRATOR
- That -
1. Council approve the licence to KGB Coatings Site Services Pty Limited for the two compound sites at Waterworth Park and Gough Whitlam Park.
  2. The Administrator and the General Manager are delegated authority to sign all documents under the common seal of Council, as required.
- 
- ITEM 6.14**                    **RELEASE OF POSITIVE COVENANT - 67C SECOND AVENUE, CAMPSIE**  
**(100)**                            MOVED AND RESOLVED BY THE ADMINISTRATOR
- That -
1. The request to release the Positive Covenant from the title of the property 67C Second Avenue, Campsie be approved.
  2. The Administrator and the General Manager are delegated authority to sign all documents under the common seal of Council, as required.

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**ITEM 6.15 CASH AND INVESTMENT REPORT AS AT 30 JUNE 2016**

**(101)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That -

1. The Cash and Investments Report as at 30 June 2016 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

**SECTION 7: COMMITTEE REPORTS**

**ITEM 7.1 MINUTES OF THE CANTERBURY TRAFFIC COMMITTEE MEETING HELD ON 4 JULY 2016 AND BANKSTOWN TRAFFIC COMMITTEE HELD ON 12 JULY 2016**

**(102)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That the recommendations contained in the minutes of the Canterbury Bankstown Traffic Committee meeting held on 4 July 2016 and the Bankstown Traffic Committee held on 12 July 2016 be adopted.

**SECTION 8: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE**

Nil

**SECTION 9: MATTERS FOR INFORMATION**

**ITEM 9.1 DEVELOPMENT APPLICATIONS DETERMINED BY COUNCIL OFFICERS UNDER DELEGATION**

**(103)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That the report be noted.

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**ITEM 9.2                    DEVELOPMENT APPLICATIONS DETERMINED BY THE INDEPENDENT HEARING  
AND ASSESSMENT PANEL**

**(104)**                    MOVED AND RESOLVED BY THE ADMINISTRATOR

That the report be noted.

**SECTION 10:                QUESTIONS FOR NEXT MEETING**

Nil

**MATTER OF URGENCY**

**(105)**                    MOVED AND RESOLVED BY THE ADMINISTRATOR

That urgency be permitted and Item 11.6 – Organisational Structure be considered.

**SECTION 11:                CONFIDENTIAL SESSION**

**(106)**                    MOVED AND RESOLVED BY THE ADMINISTRATOR

That, in accordance with Section 10A(2) of the Local Government Act, 1993, the Public and the Press be excluded from the meeting to enable Council to determine Items 11.1, 11.2, 11.3, 11.4, 11.5, 11.6 in confidential session for the reasons indicated:

Item 11.1 T26-16 Concrete & Bitumen Sawcutting and Footpath Grinding

*This report is considered to be confidential in accordance with Section 10A(2)(d)(i) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.*

Item 11.2 Contract 01/2016 - Tender for Construction of Baseball Field, Fence and Infrastructure Works at McLaughlin Oval

*This report is considered to be confidential in accordance with Section 10A(2)(d)(i) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.*

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Item 11.3 Greenacre Community Centre EOI

*This report is considered to be confidential in accordance with Section 10A(2)(d)(i) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.*

Item 11.4 Kelso Future Update

*This report is considered to be confidential in accordance with Section 10A(2)(d)(i) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.*

Item 11.5 CBD Renewal Strategy - Old Library Site

*This report is considered to be confidential in accordance with Section 10A(2)(c) of the Local Government Act, 1993, as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.*

Item 11.6 Organisational Structure

*This report is considered to be confidential in accordance with Section 10A(2)(a) of the Local Government Act, 1993, as it relates to personnel matters concerning particular individuals.*

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 6.39 PM AND  
REVERTED BACK TO OPEN COUNCIL AT 6.41 PM.**

**ITEM 11.1  
(107)**

**T26-16 CONCRETE & BITUMEN SAWCUTTING AND FOOTPATH GRINDING**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That -

1. In accordance with clause 178(1)(b) of the Local Government (General) Regulation 2005, Council declines to accept any of the submissions received for the propose contract.
2. In accordance with clause 178(3)(b) of the Local Government (General) Regulations 2005, Council invite fresh tenders to reflect the revised scope of service, as outlined in the report.

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3. Council notifies the tenderers of its decision in writing and thank them for their submission.

**ITEM 11.2                      CONTRACT 01/2016 - TENDER FOR CONSTRUCTION OF BASEBALL FIELD, FENCE  
AND INFRASTRUCTURE WORKS AT MCLAUGHLIN OVAL**

**(108)**                      MOVED AND RESOLVED BY THE ADMINISTRATOR

That -

1. In accordance with clause 178(1)(b) of the Local Government (General) Regulation 2005, Council declines to accept any of the submissions received for the proposed contract.
2. In accordance with clause 178(3)(a) of the Local Government (General) Regulation 2005, Council cancel's the proposal for the contract.
3. Council develop a Recreation Masterplan Report for the Salt Pan Creek tip site, which encompasses McLaughlin Oval and the adjacent vacant community land, for Council's consideration.
4. Council notifies the tenderers in writing and thank them for tendering.

**ITEM 11.3                      GREENACRE COMMUNITY CENTRE EOI**

**(109)**                      MOVED AND RESOLVED BY THE ADMINISTRATOR

That -

1. Council proceeds to selective tender with the following organisations:-
  - Creating Links (N.S.W) Ltd
  - Greenacre Area Community Centre
  - Melkite Catholic Eparchy Corporation
2. The outcome of the Selective Tender be reported back to Council for determination.
3. Council notifies the unsuccessful respondent in writing and thank them for expressing their interest.



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**ITEM 11.4**                    **KELSO FUTURE UPDATE**  
**(110)**                        MOVED AND RESOLVED BY THE ADMINISTRATOR  
That the information contained in this report be noted.

**ITEM 11.5**                    **CBD RENEWAL STRATEGY - OLD LIBRARY SITE**  
**(111)**                        MOVED AND RESOLVED BY THE ADMINISTRATOR  
That -

1. Council endorse the sale of its property at 62 The Mall, Bankstown, based on the information and details as outlined in the report.
2. The General Manager be delegated authority to finalise the remaining steps, as outlined in this report.
3. The Administrator and the General Manager be delegated authority to sign all documents under the common seal of Council, as required.

**ITEM 11.6**                    **ORGANISATIONAL STRUCTURE**  
**(112)**                        MOVED AND RESOLVED BY THE ADMINISTRATOR  
That –

1. In accordance with Section 332 of the Local Government Act 1993, Council determines its Organisational Structure, as contained in this report.
2. The Interim General Manager proceeds to implement the required changes to Council’s Organisational Structure, as contained in this report.
3. The Interim General Manager proceeds to implement the changes to Council’s Management Structure, as contained in this report.
4. Required funding to implement the changes be met from Council’s existing 2016/17 budget and accordingly reflected/adjusted in future quarterly budget reviews, for Council’s information.

**THE MEETING CLOSED AT 6.42 PM.**

Minutes confirmed 23 AUGUST 2016

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Administrator

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