



AGENDA FOR THE ORDINARY MEETING

23 May 2017

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1 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The following minutes are submitted for confirmation -

1.1 Minutes of the Ordinary Meeting of Council of 18 April 20177

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 18 APRIL 2017**

PRESENT: Administrator – Richard Colley

THE ADMINISTRATOR DECLARED THE MEETING OPEN AT 6.00 PM

REF: CONFIRMATION OF MINUTES

(386)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That the minutes of the Ordinary Council Meeting held on 28 March 2017 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 PLANNING PROPOSALS IN THE SYDENHAM TO BANKSTOWN URBAN RENEWAL CORRIDOR

(387)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That applicants and Council staff ensure any applications for future site specific planning proposals must address the desired future character of the area (block and neighbourhood) and not just the specific site.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
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SECTION 5: PLANNING MATTERS

ITEM 5.1 HURLSTONE PARK HERITAGE ASSESSMENT STUDY IMPLEMENTATION

(388)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. The planning proposal be submitted to the Department of Planning and Environment for a revised Gateway Determination as outlined in the report.
2. Upon receiving a revised gateway determination, the planning proposal be placed on public exhibition.
3. Draft amendments to Chapter B8 Heritage of the Canterbury Development Control Plan 2012 also be exhibited once a revised Gateway Determination is received.
4. Canterbury-Bankstown Interim Heritage Order No. 1 applying to properties in Hurlstone Park continue to remain in force.
5. Council make an Order to be published in the Government Gazette under section 57(3) of the Heritage Act, 1977 to grant exemption from the need to obtain approval under section 60 of the Heritage Act, 1977; in relation to Canterbury-Bankstown Interim Heritage Order No. 1, as outlined in this report.
6. The General Manager be given delegated authority to make minor amendments to the Draft Heritage Items and Heritage Conservation Area State Inventory Sheet forms, and to the mapping and wording of the Development Control Plan controls as required.
7. The making of an application process for the carrying out of minor works to heritage items, within a heritage conservation area, or to other identified places of heritage significance be endorsed.
8. A further report be submitted to Council following the conclusion of the public exhibition period.

ITEM 5.2 SUBMISSION TO THE DRAFT EDUCATION AND CHILD CARE SEPP

(389)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That Council endorse the submission to the Draft Education and Child Care SEPP and supporting documents as outlined in this report.

NEW CITY OF CANTERBURY BANKSTOWN

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

ITEM 6.1 2017 LOCAL GOVERNMENT ELECTIONS - 9 SEPTEMBER 2017

(390)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. In accordance with S296 (7) of the Local Government Act 1993, Council notes that the 2017 Local Government Election will be administered by the NSW Electoral Commission.
2. Council assist the NSW Electoral Commission to both administer and promote the Election, as outlined in the report.
3. Required funding be reflected in Council's 2017/18 budget.

ITEM 6.2 CODE OF CONDUCT FRAMEWORK - ADOPTION OF SUPPORTING POLICIES

(391)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council adopt the Complaints Management Policy, Public Interest Disclosures Policy and Fraud and Corruption Prevention Policy as attached to this report.
2. Subsequent to Council's adoption of the Supporting Policies within the Code of Conduct Framework, a further review be carried out following organisational implementation, as outlined in the Report.

ITEM 6.3 REQUESTS FOR FINANCIAL ASSISTANCE AND DONATIONS

(392)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. A donation of \$278 equivalent to the hire fees for Edward Reserve, Panania be made to the Panania RSL Sub-Branch for their upcoming Annual ANZAC Day Remembrance March on 23 April 2017 and the Dawn Service on 25 April 2017.

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2. A donation of \$750 in kind be made to the Greek Orthodox Parish and Community of Belmore & District – All Saints in support of the Greek Orthodox Palm Sunday held on 9 April 2017.
3. A donation of \$400 (equivalent to the hire fee for the use of Parry Park, Lakemba) be made to the Campsie LAC who in partnership with the Bankstown PCYC held a Harmony Family Fun Day on Tuesday 11 April 2017.
4. A donation of \$300 be made to Panania Public School Parents and Citizens Association for the Panania Mania Mega Fete on the school grounds on Sunday 21 May 2017.

ITEM 6.4 PROMOTIONAL MATERIALS OF THE FORMER BANKSTOWN AND CANTERBURY CITY COUNCILS

(393) MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council agrees to write-off all obsolete promotional material associated with the former Councils.
2. The General Manager carryout an open invitation process to distribute the promotional material to interested non-for-profit and/or charitable institutions, as required.

ITEM 6.5 RIVERLANDS GOLF COURSE - REMOVAL OF CAVEAT

(394) MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council consent to the removal of the Caveat and payment of costs by Abacus Funds Management Ltd, as outlined in the report.
2. The Administrator and General Manager be delegated authority to sign all relevant documentation and execute under the common seal of Council, as required.

NEW CITY OF CANTERBURY BANKSTOWN

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**ITEM 6.6
(395) CAMPAIGN TO RESTORE THE FINANCIAL ASSISTANCE GRANTS INDEXATION**
MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council acknowledges the importance of Financial Assistance Grants in its provision of infrastructure and delivery of services to the community.
2. Council continues to advocate for the restoration of the indexation of Financial Assistance Grants.
3. Council write to local Federal Members of Parliament seeking their support of the campaign to restore the indexation of Financial Assistance Grants.

**ITEM 6.7
(396) GOUGH WHITLAM PARK AND WATERWORTH PARK MASTERPLAN**
MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council adopts the masterplan for Gough Whitlam Park and Waterworth Park (Attachment A).
2. Council supports the development of a future Plan of Management for the parks as outlined in the masterplan.
3. Further reports be submitted to Council as required.

**ITEM 6.8
(397) DRAFT DISABILITY INCLUSION ACTION PLAN**
MOVED AND RESOLVED BY THE ADMINISTRATOR

That the Draft Disability Inclusion Action Plan be supported in principle and placed on public exhibition for a period of 28 days.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
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ITEM 6.9 RAMADAN 2017 ACTIVITIES IN LAKEMBA

(398) MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council adopt in principle the increase for the cost of the Ramadan street stall application fee from \$400 to \$1,000 to deliver the required improvements.
2. A further report be provided to Council following the exhibition of Council's fees and charges for the Ramadan street stall application.

MATTER OF URGENCY

(399) MOVED AND RESOLVED BY THE ADMINISTRATOR

That urgency be permitted and Item 6.10 – Cash and Investment Report as at 31 March 2017 and Item 6.11 – Property Matter – 2-26 Haldon Street, Lakemba be considered.

ITEM 6.10 CASH AND INVESTMENT REPORT AS AT 31 MARCH 2017

(400) MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. The Cash and Investment Report as at 31 March 2017 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

ITEM 6.11 PROPERTY MATTER - 2-26 HALDON STREET, LAKEMBA

(401) MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council agrees in principle to the sale of part of Lakemba Street road reserve, subject to the terms outlined in the report and subject to carrying out the required statutory road closure process in accordance with the Roads Act 1993.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
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2. As part of the process, Council classify the subject land to operational land in accordance with the Local Government Act 1993.
3. The Administrator and General Manager be delegated authority to carry out all necessary functions in relation to item 1 and 2 and sign all required documentation, under the common seal of Council, as required.
4. The General Manager be delegated authority to grant land owner's consent to Buildform Structural Systems Pty Ltd as part of the road closure application.

SECTION 7: COMMITTEE REPORTS

ITEM 7.1 MINUTES OF THE YOUTH ADVISORY COMMITTEE MEETING HELD ON 13 MARCH 2017

(402) MOVED AND RESOLVED BY THE ADMINISTRATOR

That the minutes of the Youth Advisory Committee meeting held on 13 March 2017 be adopted.

ITEM 7.2 MINUTES OF THE UNIVERSAL ACCESS ADVISORY COMMITTEE MEETING HELD ON 23 MARCH 2017

(403) MOVED AND RESOLVED BY THE ADMINISTRATOR

That the minutes of the Universal Access Advisory Committee meeting held on 23 March 2017 be adopted.

ITEM 7.3 MINUTES OF THE COMMUNITY SAFETY ADVISORY COMMITTEE MEETING HELD ON 27 MARCH 2017

(404) MOVED AND RESOLVED BY THE ADMINISTRATOR

That the minutes of the Community Safety Advisory Committee meeting held on 27 March 2017 be adopted.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 18 APRIL 2017**

**ITEM 7.4 MINUTES OF THE INTEGRATED PLANNING AND REPORTING SUB-COMMITTEE
MEETING HELD ON 29 MARCH 2017**

(405) MOVED AND RESOLVED BY THE ADMINISTRATOR

That the minutes of the Integrated Planning and Reporting Sub-Committee meeting held on 29 March 2017 be adopted.

**ITEM 7.5 MINUTES OF THE ABORIGINAL AND TORRES STRAIT ISLANDER ADVISORY
COMMITTEE MEETING HELD ON 30 MARCH 2017**

(406) MOVED AND RESOLVED BY THE ADMINISTRATOR

That the minutes of the Aboriginal and Torres Strait Islander Advisory Committee meeting held on 30 March 2017 be adopted.

**ITEM 7.6 MINUTES OF THE CANTERBURY BRANCH AND BANKSTOWN BRANCH TRAFFIC
COMMITTEE MEETINGS HELD ON 4TH APRIL 2017**

(407) MOVED AND RESOLVED BY THE ADMINISTRATOR

That the recommendations contained in the minutes of the Canterbury Branch Traffic Committee and Bankstown Branch Traffic Committee meetings held on 4 April 2017, be adopted.

ITEM 7.7 MINUTES OF AUDIT AND RISK COMMITTEE MEETING HELD ON 29 MARCH 2017

(408) MOVED AND RESOLVED BY THE ADMINISTRATOR

That the recommendations contained in the minutes of the Audit and Risk Committee meeting held on 29 March 2017, be adopted.

SECTION 8: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

Nil

SECTION 9: MATTERS FOR INFORMATION

Nil

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 18 APRIL 2017**

SECTION 10: QUESTIONS FOR NEXT MEETING

Nil

MATTER OF URGENCY

(409) MOVED AND RESOLVED BY THE ADMINISTRATOR

That urgency be permitted and Item 11.1 – Property Matter – 176 Cooper Road, Yagoona be considered in Confidential Session.

SECTION 11: CONFIDENTIAL SESSION

(410) 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 Item 11.1 in confidential session for the reasons indicated:

Item 11.1 Property Matter - 176 Cooper Road, Yagoona

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.

This report is considered to be confidential in accordance with Section 10A(2)(g) of the Local Government Act, 1993, as it relates to advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 6.13 PM AND
REVERTED BACK TO OPEN COUNCIL AT 6.15 PM.**

ITEM 11.1 PROPERTY MATTER - 176 COOPER ROAD, YAGOONA

(411) MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council agree to proceed as outlined in this report.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 18 APRIL 2017**

2. The General Manager be delegated authority to take all necessary steps to enact the recommendations contained within this report.
3. Council be provided with a further update as required.

THE MEETING CLOSED AT 6.16 PM

Minutes confirmed 23 MAY 2017

.....
Administrator

2 LEAVE OF ABSENCE

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

4 ADMINISTRATOR MINUTES

The following items are submitted for consideration -

4.1	Vinnies CEO Sleepout	23
4.2	Local Government Remuneration Tribunal - Determination of Mayor and Councillor Fees 2017/18	25
4.3	Terry Raper Memorial Bowls	27

Administrator Minutes - 23 May 2017

ITEM 4.1 Vinnies CEO Sleepout

On 22 June, I intend to join hundreds of business and community leaders from throughout Australia in this year's Vinnies CEO Sleepout, experiencing just a small glimpse of what many Australians deal with on a daily basis – having nowhere to sleep.

According to the St Vincent de Paul Society, it helps more than 1.8 million men, women and children in Australia each year who are at risk of, or experiencing, homelessness.

Since 2006, more than 5,000 business and community leaders have been part of what is now a world-wide movement to help Vinnies assist some of the most vulnerable people in our society, by taking part in the annual Vinnies CEO Sleepout.

This year's event will be at the Sydney Cricket Ground.

As I indicated earlier, I intend to take part and sleep rough for the night and I have urged Council staff to dig deep and donate via ceosleepout.org.au.

For those residents who would like to play their part, and support Vinnies in its quest to help those in need, I encourage you to do the same.

I would welcome other business and community leaders to join me at the SCG on 22 June, by registering for the event as well.

This event is a great way we as a city can join together and show we really care about the homeless.

Administrator Minutes - 23 May 2017

ITEM 4.2 Local Government Remuneration Tribunal - Determination of Mayor and Councillor Fees 2017/18

On 12 April 2017 in accordance with the Local Government Act 1993 the NSW Local Government Remuneration Tribunal determined the council categories and Mayor and Councillor fees for the financial year 2017/18.

The Tribunal determines on an annual basis the amount of fees to be paid to Mayors and Councillors in each category of councils. The categories of councils are determined at least once every three years. The Tribunal last reviewed the categories during the 2015 annual review.

In the most recent determination the Tribunal noted that due to council amalgamations in 2016 there has been a reduction in the number of NSW councils from 152 to 128 which has prompted a review in the categorisation of councils. Criteria used to determine categories in this annual review included population and future population growth, operating revenue, provision of regional services and facilities, the existence of industrial, commercial and residential centres and future development corridors.

Prior to the amalgamation in May 2016 the former Bankstown City Council was categorised Metropolitan Centre while the former Canterbury City Council categorised Metropolitan. The amalgamation of the two councils has led to the new council being categorised as Metropolitan Large, particularly given the size of its population (in excess of 340K), the provision of significant regional services and facilities, and increased economic influence when compared to other metropolitan councils.

Pursuant to Section 241 of the Local Government Act 1993, the NSW Local Government Remuneration Tribunal has determined, for each category of councils, in recognition of their time and effort in fulfilling the broad and complex level of statutory and strategic responsibilities, that the fees payable to Mayors and Councillors in NSW for the year 2017/18 should be increased by 2.5% which is consistent with the Consumer Price Index and Wage Price Index.

As Metropolitan Large is a new category the remuneration range for Mayors and Councillors has been determined for the first time and is therefore not subject to the Wage Price Index in this review.

The determination was gazetted in the NSW Government Gazette on 12 April 2017, and will be effective on and from 1 July 2017. A copy is available on Council's website.

The Tribunal has indicated that the relevant allowance range for Metropolitan Large Councils is as follows:

Category	Councillor/Member Annual Fee		Mayor/Chairperson Additional Fee*	
	Minimum	Maximum	Minimum	Maximum
Metropolitan Large	17,540	28,950	37,270	84,330

In light of being the largest Council throughout NSW and having the highest proportion of population per Councillor, I am of the view that the maximum amount of fees for both Mayor and Councillors should accordingly be set. Naturally, post the election the Council themselves may reconsider the matter, accordingly.

In terms of the Deputy Mayor, the Local Government Act states that a council may both elect and pay the Deputy Mayor (if there is one) a fee determined by council for such time as the Deputy Mayor acts in the office of the Mayor. The amount of the fee so paid must be deducted from the Mayor's annual fee. Accordingly, any decision with regards to electing a Deputy Mayor and their fee will be a matter for the new Council to determine itself.

I move that the above be set for the new Council and accordingly reviewed by it, as required.

Administrator Minutes - 23 May 2017

ITEM 4.3 Terry Raper Memorial Bowls

On Friday 1 September 2017, Revesby Bowling Club will hold its annual Terry Raper Memorial Bowls Tournament to raise funds for the purpose of prevention treatment and research into melanoma and other potentially fatal skin conditions.

Council has supported the tournament since its inception in 2007 and has once again been approached for support.

As in previous years the beneficiary of the day's proceeds is the Melanoma Institute Australia. Unfortunately, Australia has the highest incidence of melanoma in the world. On average, 30 Australians will be diagnosed with melanoma every day and more than 1,200 will die from the disease each year. The Melanoma Institute is committed to finding new ways to prevent, treat and promote awareness of this deadly disease.

Given the importance of this issue to the wellbeing of residents and our nation at large, and in light of Council's well established commitment to this annual event, I recommend a donation of \$1,000 be made to the Club from Council's Sections 356 Financial Assistance Fund.

I commend Revesby Bowling Club for continuing its yearly tournament in memory of the late Terry Raper, and the generosity forthcoming from members to help win the battle against skin cancer.

5 PLANNING MATTERS

The following items are submitted for consideration -

- | | | |
|-----|---|----|
| 5.1 | Heritage Incentives | 31 |
| 5.2 | Preparation of a Deed for Metro Site, 242-258B Canterbury Road and
1-13 Close Street, Canterbury | 37 |

Planning Matters - 23 May 2017

ITEM 5.1 **Heritage Incentives**

AUTHOR **Planning**

ISSUE

This report seeks to establish common heritage incentives for Canterbury-Bankstown Council, resolving the difference in incentives that currently exist in the former Bankstown and Canterbury Councils.

RECOMMENDATION That -

1. Council provides in principle support to:
 - 1.1 Establishing a heritage fund covering the entire Canterbury-Bankstown Council area.
 - 1.2 Heritage listed properties in Canterbury-Bankstown being exempt from development application and notification/advertising fees subject to the criteria outlined in this report.
2. Subject to Item 1, a relevant policy addressing the above be prepared and submitted to Council for its consideration.
3. The extended coverage of the heritage advisory service outlined in this report be adopted.

BACKGROUND

Existing Policy 53-043 Heritage Issues of the former Canterbury Council provides for the following heritage incentives:

- A differential rate providing for a 20% reduction for all residential heritage items contained within a planning instrument.
- Not charging development application fees for residential properties included on a formal heritage schedule within a planning instrument.

This policy was originally authorised on 22 October 1992. A copy of the policy is attached.

The former Bankstown Council resolved to establish the Bankstown Heritage Fund on 23 March 1999. This fund currently operates to provide assistance to property owners for the promotion, protection and restoration of heritage items in the former Bankstown LGA. A copy of this policy is also attached.

REPORT

This report seeks to establish common heritage incentives for Canterbury-Bankstown Council. The former Bankstown and Canterbury Councils have a range of different incentives. This report recommends developing a package of heritage incentives that will incorporate the best of both former Councils. The intended outcome is for Canterbury-Bankstown Council to provide a modern holistic approach to valuing and protecting its heritage.

In terms of heritage context, the former Bankstown City Council has 45 heritage items and seven archaeological items listed in Bankstown Local Environmental Plan 2015.

The former Canterbury City Council has 160 heritage items, one heritage conservation area (HCA) and one aboriginal site listed in Canterbury Local Environmental Plan 2012.

Council also resolved on 18 April 2017 to place a planning proposal on exhibition that will add a further 29 heritage items and seven heritage conservation areas in Hurlstone Park.

This report will examine the various heritage incentives that exist and make recommendations on their continued existence and applicability.

This is with the exception of a minor works application process, which Council resolved previously to undertake across the entire Council area. This process is currently implemented.

Overview of existing heritage incentives

Currently there are five incentives existing or in the process of being developed to assist in the conservation of heritage in the former Bankstown and Canterbury LGAs:

1. Rate Reduction
2. Heritage grant fund
3. Exemptions on Development Application (DA) fees
4. Access to a Heritage Advisory service
5. Minor works application process

These five incentives are examined in detail below, with recommendations on their continued operation.

Rate reduction

The incentive of providing a rate reduction for residential heritage listed properties existed in the former Canterbury Council.

It should be noted that the Local Government Act 1993 does not make any provision whereby a Council can enable the making of a differential rate for specific items such as Heritage Listed properties. That said Council will be deleting this provision.

The potential money available from no longer having the rate reduction is proposed to top up the Heritage Grant Fund. This is outlined in more detail below.

Heritage grant fund

The former Bankstown City Council has a Heritage Fund which has operated since 1999.

In summary, the fund provided grants to property owners for up to \$5,000 per heritage item per year, and not exceeding 50% of the cost of the approved works. A copy of the supporting policy, which contains more specific detail, is attached to this report.

The former Canterbury City Council did not have a heritage fund.

Because of the more beneficial and substantial assistance a heritage fund can provide, it is recommended that a Heritage Fund operate to cover the whole of Canterbury-Bankstown Council. The system of heritage grants allows for a more targeted approach to occur in the undertaking of works on heritage listed properties.

The current budget allocation for the Bankstown Heritage Fund is \$35,000 per annum. It is proposed to top up this funding by \$25,600 for 2017/18 using the rate reduction savings discussed above.

It is also recommended that the new fund be implemented as a formally adopted policy of Canterbury-Bankstown Council. A future report to Council will be prepared in relation to this. This report will also review the operation of the fund to ensure it provides an effective means of incentive.

Exemptions on Development Application (DA) Fees

As noted earlier in this report, the former Canterbury City Council provides an exemption on the charging of DA fees for residential properties that are heritage listed. Other statutory fees are still applicable such as Section 94/94A contributions.

For the former Bankstown City Council, no exemptions exist in relation to development application fees for heritage listed properties.

Heritage listing of a property results in more extensive consent requirements, including the lodging of DAs for works that would not be required if the property was not listed. As such applicants can be disadvantaged through the extra fees payable. Not having a DA fee also removes impediments to lodging applications.

The legislation applying to DA fees is set out in Part 15 Division 1 of the Environmental Planning and Assessment Regulation 2000. The fees for DAs in this division are set out as maximum fees. There is nothing in this legislation that appears to prevent Council charging less than the maximum fee, or even no fee at all. Other Councils in NSW, such as the former Leichhardt, Strathfield, Richmond River and Narromine Councils reduce or waive fees in relation to Heritage listed properties.

It is recommended that the approach taken by the former Canterbury City Council be extended to cover the whole of Canterbury-Bankstown Council. However the exemption would be subject to the following criteria set out in the table below:

Development Scenario	Degree of exemption
Where the development would be exempt or complying if the property were not heritage listed.	100% DA fee exemption
Where the development would require a DA if the property were not heritage listed.	No DA fee exemption

Other criteria will include:

- In all instances, being at the discretion of Council.
- Including non-residential buildings only where conservation of the original building is being achieved.
- The development complying with Council’s DCP controls or recognised heritage criteria, and not proposing demolition of the original building fabric.
- Waiving also notification and advertising fees where DA fees are waived.
- Not applying to new independent structures or buildings proposed on the property.

A key outcome of this incentive will be conservation/enhancement of heritage items (whether whole or in part), but prevents subsidisation where the development would ordinarily require development consent or does not meet appropriate heritage conservation practice.

It is appropriate for this approach to be implemented in the form of a new policy, which will then be further reported to Council.

Access to a heritage advisory service

The former Canterbury has operated a heritage advisory service since 2002. The role includes assessing DAs with heritage implications, involvement in strategic studies/plans with a heritage focus (such as the recent Hurlstone Park work), offering assistance on heritage matters to the community, and answering other heritage related enquiries.

The former Bankstown City Council did not have a heritage advisory service, this probably being a reflection of the considerably lesser number of properties affected by heritage controls compared with Canterbury.

The heritage advisory service has proven to be very valuable in facilitating conservation of heritage properties, providing specialist strategic input, and assisting property owners. The service is proposed to be extended to cover the whole of Canterbury-Bankstown Council, to enable heritage properties owners in both former Council areas to benefit.

Minor works application process

A further incentive that can be used is a minor works application process aimed at streamlining the process for maintenance, repairs and other minor works to heritage items. This is currently not in operation in either of the former Councils. Council resolved on 18 April 2017 to establish this as a new process applying to Canterbury-Bankstown Council. It is now in the process of being implemented.

POLICY IMPACT

The report is recommending the creation of new policies for a Canterbury-Bankstown Heritage Fund and the Exemption of Heritage Item Development Application fees. The provisions of sections 356 and 377 of the Local Government Act 1993, will be taken into account when preparing the policy.

FINANCIAL IMPACT OF RECOMMENDATIONS

The proposed increase in the combined heritage fund of \$25,600 will come from previous rate reductions in heritage listed properties in the former Canterbury Council area, so the outcome will be revenue neutral.

There will be a small loss of revenue from DA fees through widening the scope of fee exemptions on heritage listed properties.

RECOMMENDATION That -

1. Council provides in principle support to:
 - 1.1 Establishing a heritage fund covering the entire Canterbury-Bankstown Council area.
 - 1.2 Heritage listed properties in Canterbury-Bankstown being exempt from development application and notification/advertising fees subject to the criteria outlined in this report.
2. Subject to Item 1, a relevant policy addressing the above be prepared and submitted to Council for its consideration.
3. The extended coverage of the heritage advisory service outlined in this report be adopted.

ATTACHMENTS [Click here for attachments](#)

- A. Canterbury Heritage Incentives Policy
- B. Bankstown Heritage Fund Policy

Planning Matters - 23 May 2017

ITEM 5.2 **Preparation of a Deed for Metro Site, 242-258B Canterbury Road and 1-13 Close Street, Canterbury**

AUTHOR **Planning**

ISSUE

This report is seeking Council endorsement to enter into a deed in relation to the timing of land dedication for intersection works at 242-258B Canterbury Road and 1-13 Close Street, Canterbury.

RECOMMENDATION

That the General Manager be authorised to enter into a deed to provide a new trigger date and bank guarantee to apply to the dedication of land for road works at the Metro site 242-258B Canterbury Road and 1-13 Close Street, Canterbury.

BACKGROUND

A voluntary planning agreement (VPA) was entered into on land known as the Metro site (242-258B Canterbury Road and 1-13 Close Street, Canterbury) on 4 December 2014.

The agreement is that the developer of the site will dedicate land for the upgrading of the Canterbury Road / Close Street / Charles Street intersection, in exchange for a Section 94 contribution offset. The intersection upgrade is required to support new development that is occurring within the Canterbury Town Centre area.

The VPA had a trigger date of 10 October 2015, which has lapsed. Council chose not to take enforcement measures that were available in the VPA to call in a bank guarantee, as the developer was awaiting approval from Road and Maritime Services (RMS) for an improved intersection design. The proposed deed will address this.

REPORT

This report is seeking Council endorsement to negotiate and enter into a deed with the developer to provide a new trigger date and a bank guarantee. This approach has been on the basis of legal advice gained in relation to the VPA as the most expedient way to ensure quick resolution of the land dedication.

Council is seeking to have dedication of the land in the near future to enable it to construct the upgrade at the Canterbury Road / Close Street / Charles Street intersection.

POLICY IMPACT

The recommendation does not conflict with any existing Council policies.

FINANCIAL IMPACT OF RECOMMENDATIONS

The recommendation does not entail any financial obligations to Council. Section 94 offsets that exist in the current VPA in relation to the dedication of the land will not alter.

RECOMMENDATION

That the General Manager be authorised to enter into a deed to provide a new trigger date and bank guarantee to apply to the dedication of land for road works at the Metro site 242-258B Canterbury Road and 1-13 Close Street, Canterbury.

ATTACHMENTS

Nil

6 REPORT OF THE GENERAL MANAGER

The following items are submitted for consideration -

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Report of the General Manager - 23 May 2017

ITEM 6.1 **Draft 2017-18 Operational Plan, Budget and Schedule of Fees and Charges**

AUTHOR **City Future**

ISSUE

This report seeks Council's endorsement to exhibit the draft 2017-18 Operational Plan, including draft 2017-18 Budget (and accompanying financial statements), and the draft 2017-18 Schedule of Fees and Charges.

Separately, the report also seeks endorsement to exhibit changes to the 'Section 94A Development Contributions Plan – Bankstown' and the 'Canterbury Development Contributions Plan 2013' and the proposed 'Rates and Charges Debt Recovery and Hardship Assistance Policy' for the city.

RECOMMENDATION That -

1. Council note the introduction of the NSW Government's Fire and Emergency Services Levy and calls on the State Government to better inform the community on its impact and Council's role in administering the levy on households.
2. In accordance with Section 405 of the *Local Government Act 1993*, the draft Operational Plan 2017-18, including the draft 2017-18 Budget and draft 2017-18 Schedule of Fees and Charges – Attachment A to the Report – be placed on public exhibition.
3. The proposed Rating and Annual Charges for 2017-18 as outlined in Annexures F and G (forming part of Attachment A to this report) be adopted. The proposal is based on the following.

For areas covered by the former City of Bankstown

- (i) Council's ordinary and special (CBD Infrastructure Improvement) rates for 2017-18 making provision for an ad valorem structure and an increase to Council's general income equivalent to the percentage of 1.5%, as specified by the Independent Pricing & Regulatory Tribunal (IPART).
- (ii) A Minimum Ordinary Residential Rate of \$590.85 in respect of each separate parcel of rateable land in the City categorised as Residential land.
- (iii) A Minimum Ordinary Business Rate of \$722.50 for each parcel of rateable land in the City categorised as Business.

- (iv) Annual charges from Domestic Waste collection be set at \$485.00 for all Residential properties.
- (v) The maximum mandatory pensioner rebate of \$250.00 per annum. In addition Council continue to provide a further voluntary rebate, which equates to \$40.00 per annum in accordance with Council's 'Rates and Charges Debt Recovery and Hardship Assistance Policy'.
- (vi) Annual Charges for Stormwater Management Services as follows:
- **Residential Properties**
 - Annual Residential Charge of \$25.00 per property.
 - Annual Residential Strata Charge of \$12.50 per property.
 - **Business Properties**
 - Annual Charge of \$25.00 per property plus an additional \$25.00 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres.
 - **Mixed Development**
 - Adopt the dominant Rating category as applied to the parcel of land as determined by the Valuer General and apply to each relevant property.
 - In the event that a mixed development is 50% residential and 50% business, Council will apply a residential charge.
 - **Exemptions**

In addition to the exemptions stipulated in the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*, the following exemptions will also apply in managing the service:

 - Council-owned land;
 - Bowling and Golf Clubs - where the dominant use is open space;
 - Properties zoned:
 - Open space 6(a);
 - Private Recreation 6(b); and
 - Rural
- (vii) A maximum rate of interest on overdue rates and charges as specified by the Minister for Local Government.

For areas covered by the former City of Canterbury

- (viii) Council's ordinary rates for 2017-18 making provision for an ad valorem structure and an increase to Council's general income equivalent to the percentage of 1.5%, as specified by the Independent Pricing & Regulatory Tribunal (IPART).

- (ix) A Minimum Ordinary Residential Rate of \$662.35 in respect of each separate parcel of rateable land in the City categorised as Residential land.
 - (x) A Minimum Ordinary Business Rate of \$662.35 for each parcel of rateable land in the City categorised as Business.
 - (xi) Annual charges from Domestic Waste collection be set at \$420.00 for all Residential and Business properties.
 - (xii) The maximum mandatory pensioner rebate of \$250.00 per annum. In addition Council to provide a further voluntary rebate, which equates to \$40.00 per annum in accordance with Council's 'Rates and Charges Debt Recovery and Hardship Assistance Policy'.
 - (xiii) Annual Charges for Stormwater Management Services as follows:
 - **Residential Properties**
 - Annual Residential Charge of \$25.00 per property.
 - Annual Residential Strata Charge of \$12.50 per property.
 - **Business Properties**
 - Annual Charge of \$25.00 per property plus an additional \$25.00 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres.
 - **Mixed Development**
 - Adopt the dominant Rating category as applied to the parcel of land as determined by the Valuer General and apply to each relevant property.
 - In the event that a mixed development is 50% residential and 50% business, Council will apply a residential charge.
 - **Exemptions**

In addition to the exemptions stipulated in the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*, the following exemptions will also apply in managing the service:

 - Council-owned land;
 - Bowling and Golf Clubs - where the dominant use is open space;
 - Properties zoned:
 - Open space 6(a);
 - Private Recreation 6(b); and
 - Rural
 - (vii) A maximum rate of interest on overdue rates and charges as specified by the Minister for Local Government.
4. A further report be submitted to Council at the conclusion of the exhibition period.
5. The Section 94A Development Contributions Plan – Bankstown (Amendment No. 4) (Attachment B) and the Canterbury Development Contributions Plan 2013 (Amendment No. 1) (Attachment C) be placed on public exhibition.

6. Council's proposed 'Rates and Charges Debt Recovery and Hardship Assistance Policy' (Attachment D) be exhibited for public comment and subsequently reported, following its exhibition.

BACKGROUND

The Operational Plan shows how the City of Canterbury Bankstown Council sets out its role and commitment to the community and the contribution it will make towards implementing the Vision for the City's future. It sets out the principal activities Canterbury Bankstown Council will undertake, the financial resources to be allocated and the projects to be completed during the 2017-18 financial year.

It includes a breakdown of Council's operating budgets and planned expenditure, as well as other financial information, and Council's Revenue Policy, Pricing Policy and Schedule of Fees and Charges.

The plan is the first combined Operational Plan for the City since the State Government announced the amalgamation of the former Canterbury and Bankstown Local Government Areas on 12 May 2016.

The aim of this Operational Plan is to maintain and improve services, delivering on infrastructure needs, and to deliver tangible benefits from the new Council structure placing the Council in the best possible position to hand over to the newly elected Councillors in September 2017.

REPORT

The 2017-18 Operational Plan includes measures to tackle and absorb the broader economic environment and ensure that Council is ready to respond to issues, such as:

- Expected growth in housing and its impact on our service and infrastructure needs;
- Enforcement of required regulatory and compliance standards expected by our community;
- Protecting our natural environment from the impacts of urbanisation;
- Building confidence in our City by identifying relevant opportunities to support our local economy and attract investment; and
- Taking a positive and leading role in responding to the reforms set out by the NSW Government.

Operational Plan Highlights

During 2017-18, Council will expend over \$290M on essential services and \$64M on improving assets. This includes \$30.1M for roads, footpaths and drainage; \$13.2M on parks and community buildings; and \$6.2M for upgrades to town centres.

While still undertaking ongoing council operations, this year's Operational Plan also features:

- Preparation of the first suite of Integrated Planning and Reporting documents for the new City;
- Support for the 2017 Local Government elections;
- Investing over \$5 million at major sporting facilities across the City including Jensen Park, Belmore Sportsground and Waterworth Park;
- Invigoration and improved accessibility at Wiley Park;
- \$6.2M to revitalise the Canterbury town centre; and
- Preparation of important strategies for The Crest of Bankstown, leisure and aquatics facilities, sports facilities, Compass Centre redevelopment and the Kelso Waste Management Facility.

Financial Management

As noted in the report of 22 November 2016, both former Council's financial performance and position at the day of amalgamation was considered sound and stable to support the future planning for our new City.

Notwithstanding the challenges that our sector faces, Council's strategy ensures we are well placed to continue to deliver on our commitment to slow expense-growth, accelerate spending on infrastructure and be debt free by 2018. A considered approach, which will contribute to securing our City's future.

Council's strategy includes measures to tackle and absorb the broader economic environment and ensure we are ready to respond to issues, such as:

- the expected growth in housing and its impact on our service and infrastructure needs
- Revitalising and re-investing in our CBD, Town Centres, Libraries and recreational facilities
- Enforcement of required regulatory and compliance standards expected of our community
- Preserving our fragile natural environment
- Building confidence in our City by identifying relevant opportunities to support our local economy and attract investment, and
- Taking a positive and leading role in responding to the reforms set out by the NSW Government.

Financial Framework and Objectives

Council's financial approach provides the required framework for managing its objectives and financial decision making. This focuses on continuing to ensure that the financial parameters, principles and objectives applied in developing the budget achieve a balance between financial stability, asset maintenance, construction and the provision of services to our community.

The principal financial objectives are to:

- Provide adequate investment in recurrent operational and asset replacement programs/projects;

- Incorporate all necessary governance and administrative costs required in delivering Council's objectives;
- Manage cash restrictions based on agreed policies and statutory requirements;
- Meet the cost of accrued liabilities such as loan repayments and employee entitlements, as they fall due; and
- Develop a financial plan aimed at maintaining a sound financial position.

Council's financial goals continue to include:

- Maintaining an adequate level of unrestricted working funds and liquidity levels to preserve our sound financial position;
- Increase non rates revenue through investing in income generating activities, effective pricing and property management;
- Providing affordable services through productivity and efficiency improvements which will also include a continued assessment of core/non-core services being provided to the community; and
- Achieving an optimum balance in satisfying our financial objectives and other planned activity outcomes.

The budget is premised on a number of elements, including:

- No increase in rates above that approved by IPART;
- Unless known, the growth in other revenues and operational costs have been increased to reflect Council's pricing principles outlined in the former Council's Long Term Financial Strategies;
- Eliminate recurrent loan borrowing programs for asset replacement purposes;
- Redirect savings in debt servicing costs towards asset replacement purposes; and
- Maintain strategic indicators and cash restrictions at acceptable levels.

2017-18 Planned Budget

Council's focus for the forthcoming financial year continues to be about improving its services, delivering on infrastructure, building on our strong cash reserve position and becoming debt free.

As is the case each year, Council has assessed the various broader economic elements, service expectations and revenue projections in formulating Council's 2017-18 Budget.

The framework applied in setting Council's budget is as follows:

Revenue Policy

Where evident, revenue budgets have been adjusted to reflect known issues, while others are largely estimated around current year trends. Council has also incorporated a number of industry specific factors, where applicable (see below).

General Rates and Annual Charges

On the 29 March 2017, the NSW Parliament passed the Local Government Amendment (Rates – Merged Council Areas) Bill 2017 providing rate protection for residents of NSW Merged Councils. The Bill has affectively frozen rates on their current paths for a period of 4 years, this obligation continues until 30 June 2020.

That said, Council will maintain the both former Council's rate structure whereby rate assessments are based entirely upon property valuations (ad valorem) but with minimum rates applying where appropriate.

Council's 2017-18 Budget incorporates a permissible rate increase of 1.5%. The increase together with an anticipated staged growth of around 800 dwellings throughout the year will generate an additional \$2.8M in Rates Revenue.

Rate income raised as a result of the Special Rate Variations for the former City of Canterbury will continue to be allocated on renewing assets within the former City of Canterbury area.

Annexures F and G of Attachment A summarises the rate in the dollar and minimum charges for each category.

Minimum Rates

Proposed minimum rates reflect a 1.5% increase to that levied throughout 2016-17.

Special Rates – Bankstown CBD Town Centre

Council's special rate in respect of the Bankstown CBD Town Centre has similarly been increased by 1.5%. Any expenditure will reflect projects and priorities based within the CBD.

Pensioner Rates

Approximately 22,300 pensioner ratepayers qualify for Council's voluntary rate rebate and the State Government's mandatory rate rebate, which are granted to persons in receipt of the pensioner concession cards. The maximum mandatory rebate, which is 55% funded by the State, is \$250.00 per annum.

In accordance with Council's proposed rates and charges, debt recovery and hardship assistance policy, Council provides an additional voluntary rebate, which equates to \$40.00 per annum. This rebate will now also be granted to all eligible Pensioners of the former Canterbury Council area.

The total rebate will cost Council approximately \$6.5M in net terms for 2017-18 of which approximately \$0.9M is Council's discretionary concession.

Domestic Waste Fee

The impact of tipping fees and other non-discretionary industry costs will require Council to increase the Domestic Waste Levy for the forthcoming financial year (see below). Currently there are different waste services being provided to the residents of the former Canterbury and Bankstown Councils. These services will be harmonised once the existing contracts expire in 2019-20.

That said, Council's policy will be to grandfather the former Councils' 2016-17 fees and apply a proportional increase, reflective of the increased cost of operations.

Proposed fees for 2017-18 are as follows:

- The former City of Bankstown: \$485.00; and
- The former City of Canterbury: \$420.00.

Notwithstanding the increase, Council's proposed rates are still considered reasonable when compared to other councils who provide a similar/comparable three bin service.

Annexure E of Attachment A provides the financial details relating to the service.

Stormwater Levy

The City of Canterbury Bankstown Council is the principal authority responsible for the local management of stormwater. On behalf of the public, Council:

- Maintains stormwater drainage pipes;
- Implements essential flood mitigation measures to protect life, property and infrastructure;
- Conserves the natural waterways of the City;
- Harvests and reuses stormwater to reduce potable water use;
- Protects water quality in our creeks and rivers by installing water sensitive urban design features and pollution control devices; and
- Protects riparian bushland and other natural assets from the impacts of urban runoff.

In recognition of Councils' key role in stormwater management, the NSW Government made amendments to the *Local Government Act 1993* (amended October 2005) and the *Local Government (General) Regulation 2005* (amended April 2006) to allow councils the option of levying a stormwater management service charge. The charge was introduced to help council to cover some or all of the costs of providing new or additional stormwater management services to eligible land, above and beyond those that council could provide with their own funds.

The implementation of the charge recognises that increasing urbanisation has resulted (and continues to result) in a significant increase in impervious surfaces and has significantly increased the volume of stormwater (and therefore pollutant loads) flowing into urban waterways and urban drainage systems. These pressures have increased the costs of stormwater management for local councils.

In accordance with Section 496A of the *Local Government Act 1993* and *Local Government (General) Regulation 2005*, Council proposes to levy an annual Stormwater Charge on eligible properties within the City of Canterbury Bankstown effectively extending the levy across the whole City.

In managing the annual charge the following structure will be applied:

- *Residential Properties*
Annual Residential Charge of \$25.00 per property.
Annual Residential Strata Charge of \$12.50 per property.
- *Business Properties*
Annual Charge of \$25.00 per property plus an additional \$25 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres.
- *Mixed Development*
Adopt the dominant Rating category as applied to the parcel of land as determined by the Valuer General and apply to each relevant property. In the event that a mixed development is 50% residential and 50% business, Council will apply a residential charge.
- *Exemptions*
In addition to the exemptions stipulated in the Local Government Act 1993 and the Local Government (General) Regulation 2005, the following exemptions will also apply in managing the service:
 - Council-owned land
 - Bowling and Golf Clubs - where the dominant use is open space
 - Properties zoned
 - Open space 6(a)
 - Private Recreation 6(b);
 - Rural.

Annexure H of Attachment A provides details of the proposed Stormwater Levy funded projects for 2017-18.

Rates and Charges Debt Recovery and Hardship Assistance Policy

In ensuring both transparency and equity, Council has developed a policy which provides clarity as to how it proposes to manage the processing and collection of its rating and annual charges income.

Whilst the process of managing Council rates is highly regulated, its policy and supporting operational guidelines ensures that its adopted Revenue Policy be appropriately reflected and managed consistently across the local government area for all Ratepayers.

Separately, it should be noted that the former Canterbury Council's provision to provide a discount with respect to properties listed as "heritage items" under the Canterbury Local Environmental Plan has been deleted. The Local Government Act 1993, does not make any provision whereby a council can enable the making of a differential rate for specific items such as heritage listed properties.

That said, Council is proposing other incentives for eligible ratepayers. This report will separately be considered by Council at this meeting.

Above all, the Policy demonstrates good governance and clarity for Ratepayers as to Council's approach around its decision-making when processing its most critical income stream.

The draft Policy will similarly be exhibited for public comment and subsequent reporting to Council, following its exhibition.

The draft Policy is attached (Attachment D) for Council's consideration.

Fire and Emergency Services Levy

From 1 July 2017, the NSW Emergency Services Levy (previously payable as part of insurance policies) is replaced by the Fire and Emergency Services Levy. This State Government Levy will now be administered by all NSW councils and payable as part of the council rates process. This change has been made to:

- Ensure that all property owners (not just those that are insured) support our fire and emergency services and volunteer; and
- Increase insurance levels across the state by making insurance against fire, floods, storms and other natural disasters more affordable

Revenue raised from the Levy will go to the State Emergency Service, Rural Fire Service and Fire and Rescue NSW. The reform will be budget neutral resulting in no change to funding to these agencies.

That said, the NSW Government have done little to inform our community as to the likely impact the levy will have on their household. Separately, the administration of this levy through Council rate notices will have a significant impact in that it will be perceived to be an increase to annual rates and requiring dedicating resources to manage the community concerns.

Other Fees and Charges

A review has been carried out to harmonise the fees and charges of the two former Councils and ensure they appropriately reflect true costs of services and community service obligations, where appropriate. The general principle being applied is that fees should reflect true costs less the amount Council is willing to subsidise as a community service obligation. In general, it is proposed to increase the 2017-18 fees and charges by 2.5%, subject to rounding where required.

Details of each charge are attached in Section 6 of Attachment A.

Loan Borrowings

Council's long-term financial strategy reflects a budgeting model whereby General Fund Revenue is generated to maintain our infrastructure asset replacement program and that loans will only be acquired to support certain community self-funding initiatives that Council endorses.

There are no new borrowings proposed in the 2017-18 budget. Further, this budget factors in loan repayments of \$0.9M which will result in the new Council having no loans as at 30 June 2018.

Interest Income

Council will continue to carefully manage its investment portfolio having regard to prevailing market conditions, industry benchmarks and allowable investment opportunities, as they arise.

Having regard to Council's current investments and market expectations, Council's budget includes a weighted average return of around 3.0% per annum.

Costing Parameters and Assumptions

Inflation

Inflation expectations are as per the Reserve Bank of Australia (RBA) target, which is set at a rate of 2-3%.

As a guide, Council's costs have been adjusted by 2% (being the lower end of the RBA inflation target) to accommodate and /or reflect relevant escalation in proposed budgets for the 2017-18 financial year, particularly those of a contractual nature.

Employee Costs

Council's employee costs in the 2017-18 Budget include an estimated award increase of 2.8%. Council's full time equivalent employee numbers (organisational structure) for the 2017-18 financial year is set at 1,358, which allows for an increase of 10 fulltime equivalents relating to the operation of the Morris lemma Indoor Sports Centre (MIISC) and the Bankstown Library and Knowledge Centre (BLaKC), services which were previously carried out by external providers.

Interest Expense

In terms of Loan Borrowings, all loans are for a fixed rate and duration and as such the cost of servicing the debt is known and accordingly factored into relevant annual budgets. Council expects to finalise its existing loan liability in 2017-18.

Depreciation Expense

Council's operating expenses include an amount for Depreciation Expense, a non-cash item which aims to broadly account for the level of use/consumption of assets on an annual basis. An amount of \$49.2M has been reflected in Council's 2017-18 Budget to reflect this cost. Council will be assessing this as part of preparing its new Asset Management Strategy for the new Council.

Outlined below is a more comprehensive assessment of Council's overall 2017-18 Budget.

2017-18 BUDGET RESULT

In terms of Council's overall financial forecast, the following is the expected operating result for the forthcoming financial year:

Description	2017-18 Original \$,000	2016-17 Original \$,000	Difference \$,000
Operating Revenues	286,610	274,515	12,095
Operating Expenses	290,112	276,523	13,589
Net Operating Result Before Capital Grants and Contributions	(3,502)	(2,008)	(1,494)
Capital Grants/ Contributions	15,682	16,263	(581)
Total Operating Result	12,180	14,255	(2,075)

The 2017-18 Budget is assessed against the 2016-17 Original Budget given that it provides a comparable base to assess the broader movement between financial years.

Council's Net Operating Result Before Capital Grants and Contributions is estimated to be negative \$3.5M. Once capital grants and contributions are added, Council's projected Operating Result for the year is expected to be \$12.2M.

The following section provides a break-up of both the Revenue and Operating Budgets proposed for the forthcoming financial year.

Revenue Budget

Council's Revenue Budget (excluding capital grants and contributions) is expected to be \$286.6M, an increase of \$12.1M (4.4%) to that originally planned for 2016-17. A break-up by income category is as follows:

Category	2017-18 \$,000	2016-17 \$,000	Variance \$,000
Rates / Domestic	216,705	206,968	9,737
Charges / Fees	22,741	21,864	877
Interest	7,700	5,146	2,554

Grants – Operating	22,833	23,979	(1,146)
Other	16,631	16,558	73
Total	286,610	274,515	12,095

The total variation, which amounts to \$11.7M, is a result of the following movements:

Component	Variance \$
Rating Revenue	\$2.6M
Domestic Waste	\$6.3M
Stormwater Levy	\$1.0M
Operating Grants	(\$1.1M)
Interest Income	\$2.6M
Other Fees and Revenues	\$0.7M
Total	\$12.1M

The Revenue projections for 2017-18 have been set to reflect known elements and/or current year trends. An explanation of the major variations is as follows:

- Council has factored in the approved 1.5% rate-pegging limit to its rating revenue budget, which will result in further revenue of approximately \$2.8M based on current estimates;
- Council’s annual Domestic Waste Levy for residential properties will increase by \$35 per annum which reflects a general increase in the cost of providing the service and the longer term costs associated with replacing plant, bins and rehabilitating various waste facilities;
- The draft budget has factored the Stormwater Levy being applied across the whole city, which will raise an additional \$1.0M of funds for stormwater projects across the LGA;
- Operating Grants, including the Financial Assistance Grant, are included where the grant has been confirmed and the level of funding can be reliably calculated, and additional grant funds will be reported during the year as part of the quarterly budget reviews.
- Council’s level of interest income is expected to increase by around \$2.5M, which is a reflection expected market conditions and the estimated level of cash on hand throughout the year; and
- The increase in “Other Fees and Revenues” reflects the inclusion of the MIISC and the BLaKC whose operations were previously outsourced.

In terms of specific purpose capital grants and contributions, Council expects to receive approximately \$15.7M of funds for various capital outcomes throughout 2017-18. A summary of those contributions is as follows:

Type	Amount \$
Roadworks/Traffic – Various	2.1M
Section 94 and 94A Contributions	13.0M
Other	0.6M
Total	15.7M

Council's Budgeted Income Statement, which outlines the various revenue categories is attached (Annexure A of Attachment A).

Operating Expenses (OPEX)

Similarly, an assessment of Council's proposed operating expenditure budget is analysed to ensure that allocations are comparable to current trends.

Council's Operating Expenditure Budget is expected to be \$290.1M, an increase of \$13.6M (4.5%) to that adopted for 2016-17.

A break-up of each operating expenditure category is as follows:

Category	2017-18 \$,000	2016-17 \$,000	Variance \$,000
Employee Costs	126,488	122,079	4,409
Borrowing Cost Expense	45	135	(90)
Depreciation	49,235	47,320	1,915
Materials & Contract	50,347	57,427	(7,080)
Other Expenses	63,997	49,562	14,435
Total	290,112	276,523	13,589

A summary of the major variations by category is as follows.

Employee Costs

A comprehensive planning process has been carried out to ensure that the Employee Costs budget accurately reflects required resources in managing Council's operations.

Council's full time equivalent (FTE) employee numbers (organisational structure) for the 2017-18 financial year is set at 1,358 which includes an additional 10 FTE's for MIISC and BLaKC whose operations will be conducted using Council's staff.

The budgeted increase in employee costs of \$4.4M is largely attributable to the Local Government Award Increase of an estimated 2.8% and its broader impact on employee entitlements (e.g. superannuation).

Material / Contracts and Other Expenses

Materials and Contracts and Other Expenses are expected to increase by around \$7.4M or 6.9% when compared to Council's adopted 2016-17 budget. The large variance between these two categories is due to a reclassification of expense categories since the 2016-17 was adopted. It should be noted that these amounts includes a provision of \$1.3M for Council elections which are expected to be held during the year.

Other Expenses which include items such as utility costs, insurance costs, tipping fees, banking fees and other statutory levies (e.g. EPA levy). Increases in these expenses are largely of a non-discretionary nature.

Council's position, although still considered sound, suggests that the impact of increasing non-discretionary costs (those largely imposed upon us by the State), will continue to grow at a rate far greater than planned inflation/CPI. This will have a significant impact on our longer term ability to absorb similar cost increases in the coming years and/or continue to preserve our current sound financial position.

Council's Budgeted Income Statement, which outlines the various OPEX categories is attached (Annexure A of Attachment A).

Capital Works (CAPEX)

Council continues to improve its approach to managing its infrastructure, with a rolling schedule of comprehensive condition assessments of infrastructure assets from year to year.

This allows Council to clearly determine the extent of funding required to restore or rationalise certain assets within the City. Although the management and financial impact requires a long-term commitment well beyond the 2017-18 budget, the identified framework provides Council with a level of confidence in determining an effective approach to formulate its long term planning.

In terms of 2017-18, Council's focus will largely be to ensure the timely replacement / maintenance of existing assets throughout the LGA.

That said, Council will also be carefully considering its long term asset management requirements, particularly addressing its backlog and broader long term initiatives for the LGA.

Council's total expenditure on assets throughout 2017-18 (excluding potential carryovers) is expected to be approximately \$63.8M.

A break-up of expenditure is as follows:

Project Area	Amount \$,000
Bridges	605
Buildings	2,405
Bus stops	215
Carparks	498
Drainage Conduits	2,567
Flood Mitigation Structures	130
Waste Management	175
Town Centres	6,250
Kerb and Gutter	1,210
Irrigation	760
Open Space	7,980
Other Structures	541
Park Furniture	70
Park Lighting	725
Park Signs	160
Pathways and Boardwalks	4,766
Recreational Equipment	510
Road Pavement	16,344
Traffic Management Devices	1,880
Water Courses	100
Water Quality Devices	1,780
Operational Assets	14,123
Total	63,794

As in previous years, the 2017-18 Budget is well balanced with a strong focus on asset maintenance/replacement, complemented with priority initiatives.

Of Council's capital budget, an amount of \$50.5M will be spent on replacing and/or restoring ageing infrastructure throughout the City.

Annexure I and J of Attachment A summarise Council capital works program for 2017-18.

Cash Reserves

A large component of Council's capital works program is reliant on the use of dedicated Reserve funds, held to fund future projects and/or initiatives throughout the city and the prudent management of its liabilities.

In addition, Council's Section 94 and 94A Contribution Reserves form an integral part of Council's capital works program.

In net terms, Council's level of Reserves, both those imposed by legislation or established by Council will total \$221.2M, a net increase of \$2.3M.

Notwithstanding a planned capital program of \$63.8M, asset replacement Reserves are estimated to increase by \$34.6M during 2017-18.

A summary of restrictions made and used can be found in Annexure D of Attachment A.

Liquidity and Performance Indicators

Based on the proposed 2017-18 Budget, Council's major financial indicators continue to meet accepted industry standards and convey a sound financial position.

Council's major financial indicators for the 2017-18 financial year are expected to be as follows:

Indicator	Target	2017-18
Unrestricted Current Ratio	>150%	436%
Debt Service Ratio	<10%	0.33%
Unrestricted Cash	>\$0	\$12.3M

Based on all the cash movements noted above, Council's budget reflects an increase in cash of \$2.3M, which accounts for both internal and external restricted funds expected to be received and utilised throughout 2017-18.

Council will continue to maintain a sound level of liquidity and reserves to manage any foreseen fluctuations and/or uncertainties that may eventuate. This together with other measures are demonstrated by Council's financial indicators, which with the exception of the operating performance ratio (to be reviewed as part of the new Council's Long Term Financial Plan) continue to meet and in some cases are estimated to exceed accepted industry levels.

Communication and Engagement

The draft 2017-18 Operational Plan (incorporating 2017-18 Budget and Schedule of Fees and Charges) will be exhibited for 28 days during an engagement program which includes:

- Advertisements in local papers including the Torch, The Express, and local language newspapers;
- Plans placed on the Haveyoursay online forum;
- Copies available in Council's libraries and Customer Service centres;
- Plans placed on the corporate website.

Submissions will be reported back to Council with a recommendations for any necessary changes.

Section 94/94A Plan updates

Development Contributions Plans are updated from time to time to reflect changes in legislation, as well as the changing rates of growth and community needs.

'Section 94A Development Contributions Plan – Bankstown' (Amendment No. 4)

The change to the Plan includes an updated works plan and accompanying maps (see Map 2, Appendix A and Table 1 and Table 2 in Appendix B of Attachment B).

'Canterbury Development Contributions Plan 2013'

The following are proposed amendments to this plan. They relate to administrative aspects rather than the works proposed in the plan. The proposed amendments are ordered by the relevant clause in the plan. A marked up version of the plan is attached (Attachment C).

Clause 1.2 Developments subject to contributions of levies

Development covered by Development Types F and G in the plan (town centre upgrade works and car parking) are now proposed to refer to non-residential development instead of commercial. This is to widen out the range of appropriate development types applicable to pay this type of contributions. In practice it has been found that the plan is too limiting in confining the development captured under these Development Types to commercial uses only.

A further proposed amendment is to Development Type H in this clause. A change to the wording of this clause is recommended to ensure that this development type covers all development not captured by Section 94, which is then subject to a Section 94A contribution.

Clause 1.3 Summary of contribution and levy rates

It is proposed to insert a new paragraph here making reference to the indexing of the plan, and that the most up to date indexed rates can be found on Council's website.

It is also proposed to add an advisory note drawing attention to the definition of "bedroom", so it is clear to applicants what the specific requirements are in this regard.

Clause 2.5.1 Development exempted from contributions under this Plan

Addition of this clause allows for Council to consider exempting the following types of development from paying contributions:

- Development associated with providing infrastructure funded by section 94A levies.
- Development that involves rebuilding or repair of damage resulting from declared natural disasters (such as flooding or bushfires) under the NSW State Emergency Management Plan.
- Applications submitted by Canterbury-Bankstown Council.
- Applications submitted on behalf of Canterbury-Bankstown Council for the provision of public infrastructure.

This is to remove inappropriate development currently where payment of contributions is required, and to ensure consistency with the Bankstown Plan. This is aligned with the Section 94A Development Contributions Plan – Bankstown.

Clause 2.17 Payment of Monetary Contributions required under this Plan

This clause currently requires for development involving building work that contributions are to be paid prior to the release of the first construction certificate involving floor space.

However, some developments may be subject to a Section 94A levy but not have any floor space as part of the proposal (e.g. a car parking facility). It is proposed therefore to add a further clause covering this issue.

It is also proposed to amend the requirement when contributions are to be paid for complying development *to prior to the commencement of works*. Currently in the plan it is prior to the issue of a complying development certificate. However Council can no longer require this due to legislative changes made to the Environmental Planning and Assessment Regulation 2000, in 2014. The proposed new wording in the plan reflects the amended Regulation.

Appendix B Cost Report for Calculation of Section 94A Levy

On 14 October 2016 the Minister for Planning issued a new Direction under section 94E of the Environmental Planning and Assessment Act, 1979. The effect of this new Direction was to revoke a previous direction relating to uses not subject to a Section 94A levy, and to instead place these exemptions into the clause 25J of the Environmental Planning and Assessment Regulation 2000.

The consequential outcome of this is that the Section 94A levy cost report in the plan, which is based on clause 25J of the Regulation, now requires amendment to properly reflect this clause. The exemptions include development such as disabled access, affordable housing (as a sole use), and water and energy saving measures.

CONCLUSION

Council's goal is to continue is to maintain and improve services, delivering on infrastructure, and to deliver tangible benefits from the new Council structure. The projects and budget outlined in the draft 2017-18 Operational Plan preserves Council's sound financial position while aiming to balance community expectations in terms of operational and infrastructure outcomes.

The plan is the first combined Operational Plan for the City since the State Government announced the amalgamation of the former Canterbury and Bankstown Local Government Areas on 12 May 2016. The aim of this Operational Plan is to maintain and improve services and to deliver tangible benefits from the new Council structure and to place Council in the best possible position to hand over to a new elected Councillors in September 2017.

The draft 2017-18 Operational Plan incorporating 2017-18 Budget and Schedule of Fees and Charges and a revised Section 94A Development Contributions Plan – Bankstown and the Canterbury Development Contributions Plan 2013 are submitted for Council's consideration and approval for its release for public exhibition and comment.

POLICY IMPACT

This draft 2017-18 Operational Plan has been prepared in accordance with the Local Government Integrated Planning and Reporting Framework.

Once adopted, the revised Section 94A Development Contributions Plan – Bankstown and the revised Canterbury Development Contributions Plan 2013 will replace the existing relevant plans and will apply to all new development applications to the area identified in the plan once it is adopted by Council.

When adopted, the Rates and Charges Debt Recovery and Hardship Assistance Policy will supersede the previous policy adopted by the former Bankstown Council.

FINANCIAL IMPACT OF RECOMMENDATIONS

The draft 2016-17 Operational Plan sets out Council's draft Revenue Policy, Budget and Schedule of Fees and Charges for the 2017-18 financial year – Attachment A.

Separately, this report recommends an amendment to 'Section 94A Development Contributions Plan – Bankstown' (Attachment B) and the 'Canterbury Development Contributions Plan 2013' (Attachment C).

RECOMMENDATION That -

1. Council note the introduction of the NSW Government's Fire and Emergency Services Levy and calls on the State Government to better inform the community on its impact and Council's role in administering the levy on households.
2. In accordance with Section 405 of the *Local Government Act 1993*, the draft Operational Plan 2017-18, including the draft 2017-18 Budget and draft 2017-18 Schedule of Fees and Charges – Attachment A to the Report – be placed on public exhibition.
3. The proposed Rating and Annual Charges for 2017-18 as outlined in Annexures F and G (forming part of Attachment A to this report) be adopted. The proposal is based on the following.

For areas covered by the former City of Bankstown

- (i) Council's ordinary and special (CBD Infrastructure Improvement) rates for 2017-18 making provision for an ad valorem structure and an increase to Council's general income equivalent to the percentage of 1.5%, as specified by the Independent Pricing & Regulatory Tribunal (IPART).
- (ii) A Minimum Ordinary Residential Rate of \$590.85 in respect of each separate parcel of rateable land in the City categorised as Residential land.
- (iii) A Minimum Ordinary Business Rate of \$722.50 for each parcel of rateable land in the City categorised as Business.
- (iv) Annual charges from Domestic Waste collection be set at \$485.00 for all Residential properties.
- (v) The maximum mandatory pensioner rebate of \$250.00 per annum. In addition Council continue to provide a further voluntary rebate, which equates to \$40.00 per annum in accordance with Council's 'Rates and Charges Debt Recovery and Hardship Assistance Policy'.
- (vi) Annual Charges for Stormwater Management Services as follows:

- **Residential Properties**

- Annual Residential Charge of \$25.00 per property.
- Annual Residential Strata Charge of \$12.50 per property.

- **Business Properties**

- Annual Charge of \$25.00 per property plus an additional \$25.00 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres.

- **Mixed Development**

- Adopt the dominant Rating category as applied to the parcel of land as determined by the Valuer General and apply to each relevant property.
- In the event that a mixed development is 50% residential and 50% business, Council will apply a residential charge.

- **Exemptions**

In addition to the exemptions stipulated in the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*, the following exemptions will also apply in managing the service:

- Council-owned land;
- Bowling and Golf Clubs - where the dominant use is open space;
- Properties zoned:
 - Open space 6(a);
 - Private Recreation 6(b); and
 - Rural

- (vii) A maximum rate of interest on overdue rates and charges as specified by the Minister for Local Government.

For areas covered by the former City of Canterbury

- (viii) Council's ordinary rates for 2017-18 making provision for an ad valorem structure and an increase to Council's general income equivalent to the percentage of 1.5%, as specified by the Independent Pricing & Regulatory Tribunal (IPART).
- (ix) A Minimum Ordinary Residential Rate of \$662.35 in respect of each separate parcel of rateable land in the City categorised as Residential land.
- (x) A Minimum Ordinary Business Rate of \$662.35 for each parcel of rateable land in the City categorised as Business.
- (xi) Annual charges from Domestic Waste collection be set at \$420.00 for all Residential and Business properties.

(xii) The maximum mandatory pensioner rebate of \$250.00 per annum. In addition Council to provide a further voluntary rebate, which equates to \$40.00 per annum in accordance with Council's 'Rates and Charges Debt Recovery and Hardship Assistance Policy'.

(xiii) Annual Charges for Stormwater Management Services as follows:

- **Residential Properties**

- Annual Residential Charge of \$25.00 per property.
- Annual Residential Strata Charge of \$12.50 per property.

- **Business Properties**

- Annual Charge of \$25.00 per property plus an additional \$25.00 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres.

- **Mixed Development**

- Adopt the dominant Rating category as applied to the parcel of land as determined by the Valuer General and apply to each relevant property.
- In the event that a mixed development is 50% residential and 50% business, Council will apply a residential charge.

- **Exemptions**

In addition to the exemptions stipulated in the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*, the following exemptions will also apply in managing the service:

- Council-owned land;
- Bowling and Golf Clubs - where the dominant use is open space;
- Properties zoned:
 - Open space 6(a);
 - Private Recreation 6(b); and
 - Rural

(vii) A maximum rate of interest on overdue rates and charges as specified by the Minister for Local Government.

4. A further report be submitted to Council at the conclusion of the exhibition period.
5. The Section 94A Development Contributions Plan – Bankstown (Amendment No. 4) (Attachment B) and the Canterbury Development Contributions Plan 2013 (Amendment No. 1) (Attachment C) be placed on public exhibition.
6. Council's proposed 'Rates and Charges Debt Recovery and Hardship Assistance Policy' (Attachment D) be exhibited for public comment and subsequently reported, following its exhibition.

ATTACHMENTS

[Click here for attachments](#)

- A. 2017-18 Canterbury Bankstown Operational Plan
- B. Section 94A Development Contributions Plan - Bankstown
- C. Canterbury Development Contributions Plan 2013
- D. Rates and Charges Debt Recovery and Hardship Assistance Policy

Report of the General Manager - 23 May 2017

ITEM 6.2 **Quarterly Budget Review - Period Ending 31 March 2017**

AUTHOR **Corporate**

ISSUE

To provide Council with an overview of Council's budget position as at 31 March 2017.

RECOMMENDATION

That Council adopt the March 2017 Quarterly Budget Review, as outlined in the report.

BACKGROUND

In accordance with the Local Government (Council Amalgamation) Proclamation 2016, Council has separately adopted corporate budgets for both the former Bankstown and Canterbury Councils for the year ending 30 June 2017.

Having regards to relevant regulatory requirements, Council's budgets have been reviewed and accordingly reported to Council for its consideration.

REPORT

Following a review of the third quarter's financial performance, Council's broader financial position continues to convey a sound and stable position and generally compares well to its budget estimates.

Having reflected all required adjustments, Council's revised Operating Result is expected to be a surplus of \$22.5M, a decrease of \$3.9M to the previously adopted projection. A summary of the major issues, which reflect the adjustment have been noted below.

Council's capital works and acquisition program is now expected to be \$83.2M, having decreased by \$7.3M during the quarter. The adjustment largely relates to the deferral of voted funds relating to the purchase of plant and vehicles and the reinstatement of some previously deferred projects.

This adjustment is part of a continual refinement process which ensures that the capital works and acquisition program reflects the planned pattern of expenditure. Naturally, any deferred projects/programs will accordingly be reinstated in the forthcoming budget(s), particularly when the planned expenditure is expected to take place.

In reflecting our capital works and acquisition program and other adjustments made as a part of this revision, Council's level of cash and equivalents are expected to decrease by approximately \$7.9M over the financial year (assuming no further carryovers exist at 30 June 2017).

Having completed the review, Council's major ratios remain at acceptable industry levels.

CONSOLIDATED FINANCIAL PERFORMANCE – Third Quarter

Council's actual income and expenditure for the quarter generally compares well with its planned forecast and broader budget expectations for the 2016/17 financial year.

In summary, Council's Third quarter financial performance is as follows:

	Original \$,000	Sept* \$,000	Dec \$,000	March \$,000	Change This Quarter \$,000	Actual \$,000	% of Adjusted Budget
Rates & Annual Charges	206,968	207,613	207,613	207,613	0	155,890	75%
Charges /Fee	22,724	22,724	21,290	21,247	43	16,051	76%
Interest	5,146	6,677	7,440	7,440	0	6,214	84%
Grants/Contributions	40,243	46,383	60,496	59,905	591	39,194	65%
Other	15,697	15,784	16,324	16,336	(12)	13,187	81%
Total Revenue	290,778	299,181	313,163	312,541	622	230,536	74%
Employee Cost	122,079	122,164	120,236	120,600	(364)	89,230	74%
Materials & Contracts	57,427	62,759	64,616	68,062	(3,446)	40,494	59%
Borrowing Costs	135	135	135	135	0	109	81%
Depreciation	47,320	48,568	48,568	48,568	0	36,418	75%
Other	49,561	54,061	53,247	52,675	572	37,227	71%
Total Expenditure	276,522	287,687	286,802	290,040	(3,238)	203,478	70%
Net Operating Result	14,256	11,494	26,361	22,501	3,860	27,058	120%
Net Operating Results Before Capital Grants & Contributions	(2,008)	(11,107)	(10,127)	(13,235)	3,108	6,467	(49)%
Less: Implementation & Stronger Community Fund Expenses	-	6,404	8,232	10,902	(2,670)	3,713	
Net Operating Results before Implementation & Stronger Community Fund Expenses	(2,008)	(4,703)	(1,895)	(2,333)	438	10,180	

* Includes 2015/16 carryovers

A summary of some of the more pertinent element associated with this quarterly review have been outlined for Councillors' information.

Revenue

Council's total revenue for the 2016/17 financial year is \$312.5M, \$0.6M less than the previously adopted projection.

A summary of the variations reflected as part of this review are as follows:

Description	Variance \$,000
Grants and Contributions - Net Variation	(590)
Other Adjustments	(32)
Net Income Variations	(622)

Explanations of some of the major variations and/or elements noted in the table above are as follows:

- Some projects, funded by Capital Grants, will not be commenced within this financial year and therefore the grant income will not be received until the next financial year. In total, income from Grants and Contributions is expected to decrease by \$0.6M.

Operating Expenditure

Council's total operating expenditure for the 2016/17 financial year is \$290.0M, a net increase of \$3.2M to that previously adopted projection.

The following elements make up the major variations as part of this review:

Description	Variance \$,000
Employment Cost	365
Community Engagement	180
Implementation Fund expenses	2,670
Audit Fees	60
Other Net	(37)
Net Expenses Variations	3,238

The increase in expenses is largely attributable to projects associated with the amalgamation of the two former councils which is funded from the New Council Implementation Grant.

As indicated earlier Council's overall operational expenditure is performing well compared to budget. In total 70% of Council's budget has been expensed, which is as expected at this stage of the financial year.

CAPITAL EXPENDITURE (CAPEX)

As indicated earlier, Council's CAPEX is now expected to be \$83.20M, a net decrease of \$7.3M to the previously adopted projection.

The net decrease primarily represents the deferral of some projects which will not be completed within this financial year.

A summary of the major capital adjustments are attached for information (Attachment B).

In total, \$49.2M has been spent (including commitments) throughout the year-to-date on Council's capital works program.

All deferred expenditure will again be considered as part of preparing Council's 2017/18 Budget.

LIQUIDITY, RATIOS AND RESTRICTIONS

Having incorporated all proposed variations as part of this review, Council's ratios for its major financial indicators are expected to be as follows:

Description	Industry Benchmark	March Rev
Operating Performance	>0%	(4.78)%
Operating Performance (excluding Implementation and Stronger Communities Fund Expenses)	>0%	(0.75)%
Unrestricted Current	>150%	280%
Debt Service Ratio	<10%	0.55%
Own Source Operating Revenue	>60%	73%
Cash Expense Cover	>3mths	11.49

With the exception of the Operating Performance ratio all other ratios meet or exceed industry benchmarks. It should be noted that Council's normal operations, that is excluding the one-off impact of the Stronger Community Fund and Implementation Fund, is very close to meeting the industry benchmark for Operating Performance.

In finalising Council's March 2017 Review, a number of adjustments to specific external/internal restrictions have also been made to comply with certain statutory/policy and/or contractual requirements.

Having incorporate all the relevant adjustments, the following is a summary of the expected balance of major internal restrictions created as part of Council's annual budget process:

Major Restrictions	\$M
Employee Leave Entitlement	18.9
Asset Replacement Reserve	39.4
Building/Holding Deposits	7.8
Land Investment Fund/Property Portfolio	23.8
Developer Contribution	93.3

Stronger Community Fund	9.2
Post Amalgamation Working Fund Improvement	5.7

In total, Council's planned balance of internal and external restrictions as at 30 June 2017 is expected to be \$108.6M and \$114.6M respectively.

Council's Working Funds balance has been set at \$10M which, when combined with the flexibility provided by the level of internal reserves, ensures that Council can adequately fund its day-to-day operations.

Stronger Community Fund

The Stronger Communities Fund (SCF) was established by the NSW Government to provide newly merged Councils with funding to deliver projects that improve community infrastructure and services. The City of Canterbury Bankstown has been allocated \$10M in funding as a result of the two councils merging.

To date an amount of \$1.0M has been released from the fund to account for community grants with a further \$3.6M previously identified for certain capital projects. These projects will be reflected in Council's 2017/18 Budget. Reports outlining further allocations from the Stronger Community Fund will be provided to Council in due course.

New Council Implementation Fund – Amalgamation costs

The NSW Government also provided \$10M to assist with amalgamation costs. The following funds have been released from this reserve to support amalgamation projects:

Project	\$M
Office Relocation	1.7
Various Transition Projects (more info)	0.8
IT Transition Projects	5.2
Employee Uniform and Protective Clothing	0.8
Management Restructure	0.8
Project Management	0.6
Stronger Community Fund - Management Cost	0.1
Total Released from Reserve	9.9

Amalgamation Savings

Council continues to realise a number of savings as a result of the amalgamation. In total, the improvement in Council's working capital attributable to the amalgamation to date is as follows:

Savings	\$M
Consolidation of Organisational Development Reserves	1.2
Councillor related costs	0.8
External Audit Services	0.1
Workers Compensation costs (self-insured)	1.0
Senior Contract and Management staff	2.6
Transfer to Post Amalgamation Working Fund Improvement Reserve	5.7

As Council will note, a number of savings have been achieved across various Governance and Administrative elements. It is envisaged that further savings will be identified as a result of the harmonisation of Council's operations. This harmonisation process will require the identification and assessment of current practices and adoption of the most effective approach in managing each service. This will enable us to quantify any operational savings that eventuate.

Amalgamation costs and savings will continue to be reviewed and reported on a quarterly basis.

POLICY IMPACT

This report is consistent with the strategic policy and financial commitments outlined in both former Council's Operational Plans and 2016-17 Budgets. The review is submitted to Council in compliance with the requirements of the Local Government Act, 1993.

FINANCIAL IMPACT OF RECOMMENDATIONS

The 2016-17 Quarterly Review continues to support a stable and sound financial position. Subject to their approval, all adjustments will be made to Council's 2016/17 budget. A further review will be carried out as part of Council's March 2017 Quarterly Budget Review.

RECOMMENDATION

That Council adopt the March 2017 Quarterly Budget Review, as outlined in the report.

ATTACHMENTS [Click here for attachments](#)

- A. March 2017 Quarterly Budget Review
- B. Major Capital Adjustments

Report of the General Manager - 23 May 2017

ITEM 6.3 **Sydenham to Bankstown Metro**

AUTHOR **City Future**

ISSUE

The Sydney Metro Southwest Project (the metro) will upgrade and convert all eleven stations between Sydenham and Bankstown to metro standards. In June 2017 Sydney Metro will release the “Sydney Metro Southwest Environmental Impact Statement” (EIS). A whole of government approach is required to guide development along and within the metro corridor.

RECOMMENDATION That -

1. Council prepares a formal response to the “Sydney Metro Southwest Environmental Impact Statement” (EIS).
2. Council host a Members of Parliament (MP) level symposium to advocate for a whole of government design led approach to planning and developing the metro and surrounding urban renewal corridor.

BACKGROUND

Sydenham to Bankstown Metro line (The Metro)

The Metro includes a 13.5km upgrade and conversion of the T3 Bankstown Line to metro standards, new and direct access to major CBD stations and increased train frequency with trains at least every four minutes at each station. The Metro will be fully segregated from the existing Sydney Trains railway tracks between Sydenham and Bankstown. The T3 Line west beyond Bankstown will continue to be operated by Sydney Trains, serving stations between Cabramatta, Lidcombe and Bankstown.

The Metro will involve an upgrade to all 11 stations between Sydenham and Bankstown to metro standards. Converting the T3 Bankstown Line will require a temporary suspension of rail services. The timing and duration of closedowns along with other impacts associated with the works will be further developed during design of the project and will be detailed in the environmental impact statement expected to be released for comment in July 2017. Refer to Attachment A for metro map.

REPORT

Sydney Metro Southwest Environmental Impact Statement

Regular meetings have been held with representatives of Department of Planning (DoPE), Transport for NSW (TfNSW), Sydney Metro and Council staff regarding the metro proposal. Council staff have provided feedback to the DoPE during preparation of the Metro Secretary's Environmental Requirements (SEARs).

The EIS is proposed to be publicly exhibited in June 2017. Due to the complexity and volume of information, (much of which in house specialisation is not available) it is recommended to commission specialist advice to inform Council's submission.

A further report will be prepared to Council outlining Council's submission.

Whole of Government Approach to the Metro Station Improvements

The metro provides improved transport services, however it also provides a once in a lifetime opportunity to upgrade our centres delivering modern, livable places. The creation of good public places surrounding stations has the potential to provide many benefits for the community including building social capital, increased pedestrian safety, reduced crime and increased use of public transport.

While initial discussions with Sydney Metro on the design of the stations has been constructive it is unfortunate that the work only focuses on the area within the rail corridor and does not consider the areas surrounding the station. For example it is imperative that any review of the design for Bankstown Station includes adjacent land such as the bus layover area, commuter car parking areas and adjacent streets and commercial buildings. It should also consider changes to the existing hard rail managed by Sydney Trains (e.g. a review of the length of the existing rail platforms). Under the current constrained approach the proposed works will not deliver the essential improvements to the broader functioning of the City.

In addition, the Urban Renewal Corridor Strategy being facilitated by the DoPE focuses predominantly on built form within the private domain. There has been no investigations by the Department on how the built form and new station design can integrate.

In response to the untapped opportunity, The City has developed 3 options for renewing Bankstown. Option 1 improves the proposed at-grade rail crossing and station entry by creation of a public square connecting North and South Terrace. Option 2 undergrounds the Metro Line, leaving the Sydney Trains line at its existing level. Undergrounding the metro line allows for new street connections between North Terrace and South Terrace, improves the permeability through the city centre and allows for two new central plazas. Option 3 undergrounds the rail line freeing up area for additional civic space and cohesively connecting north and south Bankstown.



Figure 1: Artist impression of Bankstown if the proposed Metro and existing rail corridor were relocated underground.



Figure 2: Artist impression of a new town square where the busway and station entry are currently located.

Refer to attachment B for “Transportation or Transformation – Future Visions for Bankstown Metro” Report.

If the Metro is to deliver on its aspirations then there is a need to deliver a whole of government approach to this project where both transport and urban renewal outcomes are achieved.

This report recommends that Council host a Members of Parliament (MP) level symposium to advocate for a whole of government approach to planning and developing the metro and surrounding urban renewal corridor. The symposium would initially focus on Bankstown Station however other centres will also require a similar coordinated response.

POLICY IMPACT

Policy impacts would be considered as part of any future reports.

FINANCIAL IMPACT OF RECOMMENDATIONS

There are no direct financial implications of this report.

RECOMMENDATION That -

1. Council prepares a formal response to the “Sydney Metro Southwest Environmental Impact Statement” (EIS).
2. Council host a Members of Parliament (MP) level symposium to advocate for a whole of government design led approach to planning and developing the metro and surrounding urban renewal corridor.

ATTACHMENTS [Click here for attachments](#)

- A. Map of Proposed Metro Line
- B. Transportation to Transformation: Future Visions for Bankstown Metro

Report of the General Manager - 23 May 2017

ITEM 6.4 Sydenham to Bankstown Urban Renewal Corridor

AUTHOR City Future

ISSUE

The NSW State Government's Priority Precinct funding intends to fund infrastructure improvements within identified Priority Precincts along the Sydenham to Bankstown Urban Renewal Corridor. Council has considered a range of potential improvements and has identified Canterbury Cooks River Precinct (focusing on Tasker Park) as a suitable site.

RECOMMENDATION That -

1. Council endorse the Canterbury Cooks River Precinct (focusing on Tasker Park) for the 2017 Priority Precinct funding.
2. Council allocate sufficient resources and funds as part of the quarterly review process to respond to the matters outlined in this report.

BACKGROUND

The NSW Department of Planning and Environment (DoPE) is preparing a strategy for urban renewal of the areas within walking distance of the proposed metro stations between Sydenham and Bankstown.

In total, the Sydenham to Bankstown corridor is forecast to increase from 31,846 dwellings in 2014 to 67,888 dwellings in 2036. This is an increase of 36,042 dwellings, a 113% increase on the current number of dwellings.

In April 2016, the Department of Planning prepared 'Sydenham to Bankstown Urban Renewal Corridor Consultation Update'. The key issues raised by the community within the local government area were:

- Traffic congestion and public transport improvements needed
- Concerned about increases in density and height
- Support for redevelopment
- Improve and provide infrastructure to support growth
- Improve and provide more open space

An amended draft 'Sydenham to Bankstown Urban Renewal Corridor Strategy', incorporating feedback from the community, councils and other government agencies is expected to be released by the DoPE for public exhibition in mid-2017.

REPORT

The NSW State Government's Priority Support Scheme is a funding mechanism which intends to provide infrastructure improvements within identified Priority Precincts along the Sydenham to Bankstown Urban Renewal Corridor.

Council has been allowed to apply for funding of \$7 million in 2017/18 and \$11 million in 2018/19 (72% of the funding available) for the City. The funding can be used for new works or to complement Council funded projects to bring them up to a higher standard.

The Department requires a project application to be submitted by mid-May 2017 including high level costings. A signed funding agreement between the DoPE and Council must be in place by June 30.

Council has considered a range of potential improvements and has identified the Canterbury Cooks River Precinct (including Tasker Park and nearby open space at Little Tasker Park, Close Reserve, Mary MacKillop Reserve) as a suitable focus for 2017/2018 works. Refer to Attachment A for map.

Council's recently adopted Canterbury Open Space Strategic Plan (COSSP) identifies Tasker Park as a neighbourhood recreation destination and a quality sports hub. The publicly exhibited draft Sydenham to Bankstown Urban Renewal Corridor Strategy also identified Tasker Park for "new or improved open space".

Council officers have identified the following broad outcomes for this precinct:

- A multifunction open space destination at Tasker Park which provides opportunities for passive and active community use that supports the current and future population of the Canterbury and Campsie centres.
- Landscape design that celebrates and invites exploration of the Cooks River and interpretation of its rich history.
- High quality and safe pedestrian and cycle connections to and from Tasker Park to key destinations including Campsie and Canterbury centres via the street network and across the Cooks River.
- Improved connection with supporting pocket parks in vicinity of Tasker Park including Little Tasker Park (north) and Close Street Reserve (south).

Council will undertake community consultation as part of the development of the Master Plan.

Further work to support the Urban Renewal Corridor and Metro

Over the next year (17/18) it is expected that Council will be required to provide comments on a range of State Government reports including:

- Sydney Metro Environmental Impact Statement and subsequent stages.
- Urban Renewal Corridor Draft Strategy
- Urban Renewal Corridor Final Strategy and subsequent action plan
- Subsequent centre plans

To adequately respond to this, specialist studies and investigations will be required to advocate for best outcomes for communities along the proposed metro and adjacent urban renewal corridor.

In order to effectively respond to these initiatives and utilise evidence based responses it would be advantageous to develop:

- Detailed planning and urban design strategies and structure plans for each non priority precinct
- Solar access studies for key open spaces
- Photomontages of the proposals as seen from street level
- Before and after photomontages and flyovers
- 3D digital modelling
- Proposed street sections
- Social infrastructure plans so as to effectively advocate for social infrastructure, engagement with key stakeholders and identifying locations for new community facilities.
- Infrastructure costing and funding plans
- Land acquisition maps for increased provision of open space and infrastructure
- Master plans for existing parks and council owned land so as to ensure highest and best use of community owned land.

Development of the above mentioned initiatives would allow for the City to provide more easily understood evidence based information for the community. It would further help the community understand the implications of the proposed development.

In addition to the above technical work it is important that Council remain abreast of the latest innovations and leadership to assist in promoting high quality sustainable urban development. Council has previously worked with Professor Blakely, through the United States Studies Centre, developing the knowledge of both former Bankstown Councillors and staff. Professor Blakely has invited Council to further develop this partnership with the newly formed Future Cities Collaborative. The Cities Leadership Institute is an Australian not-for-profit organisation dedicated to building the capacity of urban leaders to make cities, towns and communities great places.

The Collaborative includes a brief exchange program to the United States which focuses on innovation to develop the capacity of public and private sector leaders to understand and use technology to create liveable and sustainable cities and communities. With the transformational shift proposed as part of the Urban Renewal and Metro it is imperative that Council captures this opportunity to develop smart centres that embeds technology into people-based solutions. A Smart City also utilises technology into transport, buildings and services to improve quality of life, stimulate economic growth and ensure environmental sustainability.

Planning our centres for the future has many benefits for ratepayers including:

- improving council services and reducing costs of service delivery costs through use of smart technology
- reducing traffic congestion through electronic monitoring and communication
- reducing energy use through better building technology
- attracting more investment and business and increasing employment opportunities
- improved urban design and town planning

The intent of the exchange is to provide Council staff with the leadership and strategic management tools to expand organisational capacity in implementing best-practice place making. The Director, City Future will attend the exchange. The skills and learning from the exchange will be critical in implementing the renewal of our centres associated with the Metro, Urban renewal and its associated population growth.

POLICY IMPACT

Policy impacts would be considered as part of any future reports.

FINANCIAL IMPACT OF RECOMMENDATIONS

Additional funding will be required to deliver on the significant number of investigations associated with the Sydenham to Bankstown urban renewal corridor and metro line. This will be considered as part of the regular quarterly budget review process.

RECOMMENDATION That -

1. Council endorse the Canterbury Cooks River Precinct (focusing on Tasker Park) for the 2017 Priority Precinct funding.
2. Council allocate sufficient resources and funds as part of the quarterly review process to respond to the matters outlined in this report.

ATTACHMENTS [Click here for attachment](#)

- A. Map of Canterbury Cooks River Precinct

Report of the General Manager - 23 May 2017

ITEM 6.5 **Council's Submission for the Parliamentary Enquiry into the Waste Disposal Industry**

AUTHOR **City Future**

ISSUE

An Upper House committee has launched an inquiry into the waste disposal industry in New South Wales, with a focus on 'Energy from Waste' Technology. Council has prepared a submission regarding the current waste disposal options for the city and the associated impacts.

RECOMMENDATION That -

1. Council endorse the submission to the NSW Parliamentary Enquiry into the Waste Disposal Industry as shown in Attachment A.
2. Council forward a copy of the submission to the NSW Legislative Council.

BACKGROUND

An upper house committee has launched an enquiry to examine the waste disposal industry in New South Wales, including relevant legislative and policy provisions, the impact of waste levies and the capacity of the industry to meet future demand.

The enquiry is exploring the role of 'energy from waste' technology in addressing the states waste disposal needs.

Stakeholders are invited to make a submission to the inquiry by 28 May 2017.

REPORT

The enquiry is seeking comments from the industry on the following seven points:

- the current provision of waste disposal and recycling, the impact of waste levies and the capacity (considering issues of location, scale, technology and environmental health) to address the ongoing disposal needs for commercial, industrial, household and hazardous waste.
- the role of 'energy from waste' technology in addressing waste disposal needs and the resulting impact on the future of the recycling industry.
- current regulatory standards, guidelines and policy statements oversighting 'energy from waste' technology.

- additional factors which need to be taken into account within regulatory and other processes for approval and operation of 'energy from waste' plants.
- the responsibility given to state and local government authorities in the environmental monitoring of 'energy from waste' facilities.
- opportunities to incorporate future advances in technology into any operating 'energy from waste' facility.
- the risks of future monopolisation in markets for waste disposal and the potential to enable a 'circular economy' model for the waste disposal industry.

Last year, the City of Canterbury Bankstown collected 81,000 tonnes of waste from the red lidded household garbage bins. This waste was sent to the last commercial operational landfill site (for putrescible waste) in the Sydney Metropolitan Area.

The cost to dispose of waste to landfill increases each year due to the waste levy that is charged for every tonne of waste disposed at landfill. In 2015/16, Council paid \$1.6M waste levy fees to the State Government for household waste.

Council is committed to reducing waste sent to landfill. Each household is provided a dedicated bin for recyclable containers and paper, and a dedicated bin for garden organics. In 2015-16, residents placed over 57,000 tonnes of recyclable material into their yellow and green lidded bins. This saw over 26,500 tonnes of recyclable containers and paper sent to a recycling centre and over 31,000 tonnes of garden organics composted and mulched.

Further to this, Council provides drop off events for other household items that are difficult to dispose, such as electronic waste and chemicals and encourages home composting and food waste avoidance.

The former Bankstown Council committed to finding alternatives to landfill for the waste in the red lidded bin, however due to policy changes and the technology (at the time) not being able to deliver on proposed deliverables, Council has been unable to have the waste treated at an alternative waste facility. This means that Council is still landfill dependent for a portion of the household waste stream.

Landfill remains the least preferred option for the disposal of waste in accordance to the Waste Hierarchy which underpins the Waste Avoidance and Resource Recovery Act 2001 and the NSW EPA Waste Avoidance and Resource Recovery Strategy 2014-21 (WARR).

In order of most preferred to least preferred is;

1. Avoid and reduce waste
2. Reuse waste
3. Recycle waste
4. Recover energy
5. Treat waste
6. Disposal of waste

The Waste Hierarchy gives guidance to how each component can form a part of an integrated management system, including the recovery of energy from waste. The submission outlines how each component of the waste hierarchy plays a role in assisting Council to reduce the amount of waste sent to landfill.

POLICY IMPACT

This matter has no policy implication for Council.

FINANCIAL IMPACT OF RECOMMENDATIONS

The recommendations are to support the waste hierarchy and council's preference to move away from being landfill dependent.

RECOMMENDATION That -

1. Council endorse the submission to the NSW Parliamentary Enquiry into the Waste Disposal Industry as shown in Attachment A.
2. Council forward a copy of the submission to the NSW Legislative Council.

ATTACHMENTS [Click here for attachment](#)

- A. Proposed submission to the NSW Legislative Council

Report of the General Manager - 23 May 2017

ITEM 6.6 **Council Policies**

AUTHOR **Corporate**

ISSUE

To consider a number of aligned Policies for Canterbury-Bankstown Council.

RECOMMENDATION That -

1. Council endorse the Policies as outlined in the report.
2. Council carry out the relevant public exhibition process and reporting process, as outlined in the report.

BACKGROUND

As part of the ongoing process of aligning policies of the former Bankstown and Canterbury Councils, a number of policies have been revised and prepared for Council's consideration in order to provide a consistent approach to these issues across the Local Government Area.

An aligned Cash Investments Policy, Community Directional Signage Policy, Community Grants Policy, Local Orders Policy and Temporary Access Over Council Land are the subject of this report.

REPORT

Cash Investments Policy

The Cash Investment Policy establishes a framework within which investment principles are to apply to optimise investment of Canterbury-Bankstown Council funds. Primary objectives of the policy are:

- To outline the principles and guidelines for the secure investment of funds which are surplus to Councils current operational requirements.
- To ensure the portfolio generates income from the investment that exceeds the performance benchmarks whilst considering risk and liquidity.
- To ensure the preservation of the amount invested.
- To ensure that Council obtain prudent and independent investment advice.
- To ensure compliance with legislation, regulations, Ministerial Orders, the prudent person tests of the Trustee Act, best practice guidelines, and Accounting Standards.
- To ensure that an appropriate delegation process exists to manage Council's funds.

Community Directional Signage Policy

Council is committed to assisting access to organisations or facilities that have community, recreational or tourism benefits for the LGA. A key element of this is to ensure the provision of clear and effective community directional signage. The draft Community Directional Signage Policy will assist Council in assessing the applications in fair and equitable manner by providing a consistent approach.

This Policy proposes Council apply a user-pays approach to the provision of community directional signage, on the basis of defined benefit to the recipient facility/organisation and having regard to community service obligations recognised by Council. While both former Councils had the applicable costs outlined in their Schedule of Fees and Charges, these figures were significantly different and will now be aligned under the 2017/2018 Schedule of Fees and charges for Canterbury-Bankstown Council.

Community Grants and Events Sponsorship Policy

The Community Grants and Events Sponsorship Policy has been developed to provide a single policy position and improved framework for the provision of financial assistance by Canterbury-Bankstown Council.

Following the resolution of the September 2016 Ordinary Meeting to undertake a review of Council's Section 356 Financial Assistance Fund and in preparing an aligned policy position, it was determined that in order for the allocation of public funds to be made in an equitable and transparent matter, future funding arrangements should be centred on the following key principles:

- Community benefit
- Fair and equitable
- Transparent
- Management of conflicts of interest
- Hardship assistance
- Targeted needs based assessment criteria.

Subsequently, the Policy establishes the annual Community Grants and Events Sponsorship Program as Council's primary means of providing financial assistance to eligible community groups and organisations that contribute to community wellbeing in the Canterbury-Bankstown Local Government Area (LGA). As such, the Policy applies to all financial assistance requests received by Council including financial and in-kind support, donations, grants, subsidies, fee waivers and other requests for assistance that come before Council. It should be noted though that the provisions of the Policy will not allocate funding for individuals and schools.

Previously, both former Councils contained a good system of financial assistance, supported by relevant grants and donations policies. This aligned Community Grants and Event Sponsorship Policy enhances these previous policies and practices, in line with Council's key principles related to equity and transparency when making and administering grants.

Importantly, Council will only provide funding under this Policy if it is satisfied that the funding will be used for a purpose that is in the best interests of the community of Canterbury-Bankstown. The Policy will be supported by detailed Community Grants and Events Sponsorship Program Guidelines, with applicants required to address criteria and priority outcomes in their application.

To ensure the appropriate governance arrangements are in place to assess applications under this Policy, Council will establish a comprehensive assessment process involving:

- Council officers with a strong understanding of local community needs;
- An independent probity adviser, appointed by Council, to advise on the deliberation and assessment process; and
- Councillors.

Funding from Council's former donation programs will be consolidated into the Community Grants and Events Sponsorship Program in order to maximise community benefit and ensure a suitable allocation of funds that can be equitably distributed based on assessment criteria.

Furthermore, the draft Policy provides Council with the ability to make donations to appeals for emergency relief and subject to approval, waive the payment of fees and charges to applications by local RSL Clubs conducting Remembrance Services in the Canterbury-Bankstown LGA.

Given the nature of this Policy, it is recommended that it be placed on public exhibition in accordance with requirements of the *Local Government Act 1993* to allow for public comment.

Local Orders Policy

The Local Orders Policy assists Canterbury-Bankstown Council (Council) in managing its responsibilities in regard to animal management, public health and environmental protection by providing the criteria that Council will take into consideration when determining whether to issue an Order pursuant to Section 124 of the *Local Government Act 1993*. Section 124 of the Act lists the actions and circumstances which enable Council to issue Orders for rectification and abatement works.

In regard to Order 18 - The Keeping of Animals, the policies of both former Councils were noticeably similar, with the former Bankstown policy outlining additional criteria. This additional criteria does not impact on the objectives, principles or public expectations, but rather adds criteria which is no more onerous than former policy positions or the provisions of the Act. The remainder of the Orders will be rolled out across the Canterbury-Bankstown Local Government Area.

It should be noted there are other Notices, Orders and Directions that are issued under other Acts as part of Council's Compliance Programs, for example Environmental Planning and Assessment Act 1979; Protection of the Environment Operations Act 1997; and the Swimming Pools Act 1992. These Acts however are not subject to the provisions of a Local Orders Policy.

In accordance with legislative requirements, the draft Local Orders Policy is required to be exhibited for a minimum of 28 days, with a 42 day period for submissions, prior to its adoption by Council.

Temporary Access Over Council Land to Private Land Policy

This policy provides a framework for consideration of requests from residents for temporary access across Council land to their land for private purposes such as building works and associated activities. Such requests must meet the requirements of the Local Government Act 1993 and Local Government (General) Regulation 2005.

The draft policy provides

- a scope that includes all land owned by Council and land under Council's care control and management
- the criteria for assessment of applications
- circumstances where access across Council land will be allowed
- circumstances where access across Council land will not be permitted

The Policy is supported by:

- Application form
- Terms and Conditions of Access
- Information Sheet

Public Exhibition

A number of policies that are the subject of this report require public exhibition. In accordance with the Community Engagement Policy, Council commits to undertaking consultation as part of the public exhibition process commensurate with the requirements of each Policy, thereby ensuring the community are provided the opportunity to participate in Council's decision making and policy development process.

As a summary, the following policies will be exhibited for 28 days:

- Community Grants and Event Sponsorship Policy
- Local Orders Policy and Schedule
- Temporary Access Over Council Land to Private Land

Should no submissions be received for either the Community Grants and Event Sponsorship Policy or Temporary Access Over Council Land to Private Land, then it is proposed that these policies be adopted at the conclusion of the exhibition process. Given statutory requirements, the Local Orders Policy and Schedule will be reported to Council following its exhibition.

Given their operational nature, the following policies will, subject to consideration by Council, be adopted for immediate effect following the exhibition process:

- Cash Investments Policy
- Community Directional Signage Policy

POLICY IMPACT

The adoption of the Policies included of this report will provide an aligned policy position for Canterbury-Bankstown Council and ensures compliance with Council's legislative requirements.

When adopted, these Policies will supersede all previous related policies adopted by the former Bankstown and Canterbury Councils.

FINANCIAL IMPACT OF RECOMMENDATIONS

Funding required to administer these Policies will be made available from Council's adopted budget.

RECOMMENDATION That -

1. Council endorse the Policies as outlined in the report.
2. Council carry out the relevant public exhibition process and reporting process, as outlined in the report.

ATTACHMENTS [Click here for attachments](#)

- A. Cash Investments Policy
- B. Community Directional Signage Policy
- C. Community Grants and Events Sponsorship Policy
- D. Local Orders Policy
- E. Local Orders Schedule
- F. Temporary Access Over Council Land to Private Land Policy

Report of the General Manager - 23 May 2017

ITEM 6.7 **Code of Meeting Practice - Amendment to 2017 Schedule of Council Meetings**

AUTHOR **Corporate**

ISSUE

To amend the adopted 2017 Schedule of Council Meetings.

RECOMMENDATION

That the amended 2017 Schedule of Council Meetings be adopted as outlined in this report.

REPORT

The Council election is scheduled to be held on 9 September 2017. Council's Code of Meeting Practice states that the first meeting following any ordinary election of Council shall be an extraordinary meeting to determine the election of the Mayor and Deputy Mayor (if applicable). It is proposed that the scheduled 26 September 2017 Ordinary Meeting of Council be cancelled and an Extraordinary Meeting be called in accordance with Council's Code of Meeting Practice, as required.

Separately, Council is required to make the necessary adjustments to its chamber at Bankstown to accommodate the increased number of Councillors. This work is expected to commence in June 2017. Given this, Council's meeting schedule will similarly need to reflect that all Council meetings for June 2017 to August 2017 will be held at Council's Campsie Chambers.

At the completion of the above works, the longer term use of the Campsie Chambers and ongoing use of various administration areas throughout the building will be re-assessed particularly given Council's review of its administrative/records management function and associated external storage costs. This will be subject to a further report to Council, in due course.

POLICY IMPACT

The recommendation complies with all statutory requirements and Council's Code of Meeting Practice and Local Government Act 1993.

FINANCIAL IMPACT OF RECOMMENDATIONS

The recommendation contains no financial impact.

RECOMMENDATION

That the amended 2017 Schedule of Council Meetings be adopted as outlined in this report.

ATTACHMENTS [Click here for attachment](#)

- A. Draft 2017 Council Meeting Schedule

Report of the General Manager - 23 May 2017

ITEM 6.8 Requests for Financial Assistance and Donations

AUTHOR Corporate

ISSUE

To consider requests for financial assistance from community groups, local schools and individuals.

RECOMMENDATION That –

1. A donation of \$100.00 be made to Jason Parmaxidis of Picnic Point who was selected to represent NSW at the ACIS Australian Little Athletics National Championships for the Under 13 Shot Put, Discus and Javelin on 22 and 23 April 2017 at Sydney Olympic Park Athletic Centre.
2. A donation of \$100.00 be made to Yehia Hasanen of Bankstown on his selection to the 18th Senior Oceania Karate Championships which were held at the Whitlam Leisure Centre, Liverpool on 7 April 2017.
3. A donation of \$250.00 be made to Natalia Taychouri of Yagoona on her selection to the 2017 Acrobatics State Team. The National Championships will be held from 1 June to 4 June, 2017 at Hisense Arena, Melbourne Park.
4. A donation of \$250 be made to Carla Tremolada of Condell Park on her selection to the 2017 Australian Championships for the Gymnastics NSW Trampoline State Team. The National Championships will be held from 30 May to 4 June, 2017 at Hisense Arena, Melbourne Park.
5. A donation of \$400.00 (equivalent to the hire fee for the use of Salt Pan Creek Reserve Parklands) be made to Club Rivers who hosted a Superhero Charity Walk on Sunday 7 May 2017 within the Salt Pan Creek Reserve Parklands.
6. A donation of \$302.00 (equivalent to the hire fee and waste charges for the use of Neptune Park, Revesby) be made to the organisers of The Bill Crews Cup Family Gala Day which is being held at Neptune Park, Revesby on 5 July 2017.
7. A donation of \$250.00 be made to the Bankstown District Amateur Football Association Inc who are hosting a barbecue and presentation day at Playford Park, Padstow at the end of the six week "Football4All" program for the three schools in the Bankstown District who cater for children with special needs.

REPORT

Section 1 – Requests from Sporting Individuals/Groups

- Jason Parmaxidis of Picnic Point was selected to represent NSW at the ACIS Australian Little Athletics National Championships for the Under 13 Shot Put, Discus and Javelin on 22 and 23 April 2017 at Sydney Olympic Park Athletic Centre. It is recommended that a donation of \$100.00 be made to Jason Parmaxidis.
- Yehia Hasanen of Bankstown was selected to compete at the 18th Senior Oceania Karate Championships which were held at the Whitlam Leisure Centre, Liverpool on 7 April 2017. It is recommended that a donation of \$100.00 be made to Yehia Hasanen.
- Natalia Taychouri of Yagoona has been selected to the 2017 Acrobatics State Team. The National Championships will be held from 1 June to 4 June, 2017 at Hisense Arena, Melbourne Park. It is recommended that a donation of \$250.00 be made to Natalia Taychouri.
- Carla Tremolada of Condell Park has been selected to the 2017 Australian Championships for the Gymnastics NSW Trampoline State Team. The National Championships will be held from 30 May to 4 June, 2017 at Hisense Arena, Melbourne Park. It is recommended that a donation of \$250.00 be made to Carla Tremolada.

Section 2 – Requests from and Donations to non-Profit Organisations

- Club Rivers hosted a Superhero Charity Walk on Sunday, 7 May 2017 within the Salt Pan Creek Reserve Parklands and the organisers are requesting that Council waive the hire fee of \$400 (for the use of Salt Pan Creek Reserve Parklands) for this event. Funds raised will go towards purchasing additional equipment and resources for The Riverwood Community Centre's Youth Drop-In service.
- Detective Constable William Crews VA was killed on duty at Bankstown in 2010. The Bill Crews Cup was formed to not only honour Constable Crews and his family but also to raise money for various charities including Police Legacy. The organisers of the Bill Crews Family Cup Gala Day have requested that Council waive the hire fee and waste charges for the use of Neptune Park, Revesby on 5 July 2017. It is recommended that a donation of \$302.00 (equivalent to the hire fee and waste charges for the use of Neptune Park, Revesby) be made to the Bill Crews Cup Family Gala Day.
- Bankstown District Amateur Football Association Inc are hosting a barbecue and a presentation day at Playford Park, Padstow at the end of the six week "Football4All" program for the three schools in the Bankstown District who cater for children with special needs. It is recommended that a donation of \$250.00 be made to the Bankstown District Amateur Football Association Inc.

Section 3 – Requests from Schools

Nil

POLICY IMPACT

The former Bankstown City Council adopted a revised Grants and Donations Policy in April 2009 with the following funding criteria:

Individuals

(i) Financial assistance to individuals will be assessed as follows:

- \$100 for events held in NSW
- \$250 for events held interstate
- \$500 for events held overseas

Not-for-Profit Groups and Organisations

(i) Financial assistance to not-for-profit groups and organisations for specific projects or programs will be limited to \$750, (\$300 for general school fundraising efforts) with Council having discretion to award a higher amount in special circumstances.

FINANCIAL IMPACT OF RECOMMENDATIONS

This report recommends donations to the total of \$1,652.00 and those funds be made available from Council's Section 356 Financial Assistance Budget.

RECOMMENDATION That –

1. A donation of \$100.00 be made to Jason Parmaxidis of Picnic Point who was selected to represent NSW at the ACIS Australian Little Athletics National Championships for the Under 13 Shot Put, Discus and Javelin on 22 and 23 April 2017 at Sydney Olympic Park Athletic Centre.
2. A donation of \$100.00 be made to Yehia Hasanen of Bankstown on his selection to the 18th Senior Oceania Karate Championships which were held at the Whitlam Leisure Centre, Liverpool on 7 April 2017.
3. A donation of \$250.00 be made to Natalia Taychouri of Yagoona on her selection to the 2017 Acrobatics State Team. The National Championships will be held from 1 June to 4 June, 2017 at Hisense Arena, Melbourne Park.
4. A donation of \$250 be made to Carla Tremolada of Condell Park on her selection to the 2017 Australian Championships for the Gymnastics NSW Trampoline State Team. The National Championships will be held from 30 May to 4 June, 2017 at Hisense Arena, Melbourne Park.
5. A donation of \$400.00 (equivalent to the hire fee for the use of Salt Pan Creek Reserve Parklands) be made to Club Rivers who hosted a Superhero Charity Walk on Sunday 7 May 2017 within the Salt Pan Creek Reserve Parklands.

6. A donation of \$302.00 (equivalent to the hire fee and waste charges for the use of Neptune Park, Revesby) be made to the organisers of The Bill Crews Cup Family Gala Day which is being held at Neptune Park, Revesby on 5 July 2017.
7. A donation of \$250.00 be made to the Bankstown District Amateur Football Association Inc who are hosting a barbecue and presentation day at Playford Park, Padstow at the end of the six week "Football4All" program for the three schools in the Bankstown District who cater for children with special needs.

ATTACHMENTS

Nil

Report of the General Manager - 23 May 2017

ITEM 6.9 **Amendments to Fees and Charges - Minor Works on Private Land**

AUTHOR **Corporate**

ISSUE

To report back to Council following the exhibition of fees and charges for the carrying out of works on private lands.

RECOMMENDATION

That Council adopt the proposed fees and charges for the carrying out of works on private land as outlined in this report.

BACKGROUND

On 28 February 2017 Council resolved to place on public exhibition a proposal that the Campsie branch charge the same fee as the Bankstown branch for carrying out works on private land i.e. the charge is calculated on the actual cost of the work plus a 10% administration fee.

REPORT

Council exhibited the proposed fees and charges for a 28 day period from the 4 April 2017 through to 4 May 2017. The proposed fees and charges were displayed on the "Have your Say" page on Council's website as well as at the Bankstown and Campsie Customer Service Centres.

Council did not receive any submissions during this period. It is now proposed that Council adopt the fee.

POLICY IMPACT

The matter has no policy implications.

FINANCIAL IMPACT OF RECOMMENDATIONS

The 2016-2017 Schedule of Fees will be amended to reflect the adopted changes.

RECOMMENDATION

That Council adopt the proposed fees and charges for the carrying out of works on private land as outlined in this report.

ATTACHMENTS [Click here for attachment](#)

- A. Previous Council Report - 28 February 2017 Council Meeting

Report of the General Manager - 23 May 2017

ITEM 6.10 **Amendments to Fees and Charges - Ramadan 2017 Activities in Lakemba**

AUTHOR **City Future**

ISSUE

To report back to Council following the exhibition of Council's fees and charges for the Ramadan 2017 Activities in Lakemba.

RECOMMENDATION

That Council adopt the proposed fees and charges for the Ramadan street stall application.

BACKGROUND

Following a comprehensive business review into the operations of the activities during Ramadan in the Lakemba Town Centre, Council resolved at the Ordinary meeting on the 18 April 2017 to adopt in principle the changes to the cost of the Ramadan street stall application to deliver required improvements to the event and to publicly exhibit the proposed fees for a period of 21 days.

REPORT

Council exhibited the proposed fees and charges for the Ramadan street stall application for a period of 21 days from 27 April 2017 through to 18 May 2017. During this time the proposed fees and charges were displayed on the "Have your Say" page on Council's website as well as in the Council column in The Express and The Torch newspapers.

Council received one submission during this period from a market operator who expressed concern that the fee increase may impact their market operations held at Campsie. The proposed fee change only relates to the Ramadan Street Application and does not apply to other areas. As a result there are no further changes proposed.

POLICY IMPACT

This matter has no direct policy implications.

FINANCIAL IMPACT OF RECOMMENDATIONS

The estimated income based on the number of applications received in 2016, coupled with the increased fee is expected to be a minimum of \$50,000 and the estimated expense to Council for the activities in Lakemba during Ramadan is estimated at \$146,840.

RECOMMENDATION

That Council adopt the proposed fees and charges for the Ramadan street stall application.

ATTACHMENTS [Click here for attachment](#)

- A. Previous Report to Council

Report of the General Manager - 23 May 2017

ITEM 6.11 **Release of Two Drainage Easements - 135 Mimosa Road, Greenacre and 34 Hydrae Street, Revesby**

AUTHOR **Planning**

ISSUE

To consider the release of two redundant Drainage Easements at 135 Mimosa Road, Greenacre and 34 Hydrae Street, Revesby.

RECOMMENDATION

That Council consent to the release of the Drainage Easement at 135 Mimosa Road, Greenacre and Easement for Drainage 34 Hydrae Street, Revesby.

BACKGROUND

135 Mimosa Road, Greenacre

Development Application No. DA 361/2015 was issued on 1 June 2015, for the *"Demolition of existing structures and Construction of four villa homes and front fence"*.

The development was proposed to be located adjacent to a 750mm diameter Council stormwater pipeline contained within an existing 1.83m wide easement along the western boundary and south-western corner of the property. The developer has applied to Council to relocate the existing pipeline and easement and to construct a new diversion stormwater pipe within the site. The development consent gave approval to these works and the creation of a new easement over the new pipeline to benefit Council.

34 Hydrae Street, Revesby

Operational Consent for Development Application No. DA 1259/2015 was issued on 19 February 2016, for the *"Construction of a new forty-eight (48) bed residential aged care building, providing additional dementia care accommodation and facilities within the existing Yallanmbee Village aged care facility in Revesby"*.

The development was proposed over and adjacent to an existing 300mm diameter Council pipeline and 1.22m wide drainage easement which traverses through the proposed development, draining private property and the upstream drainage catchment. The developer has applied to Council to relocate the existing pipeline and easement and the construction of a new diversion stormwater pipe within the site. The Council development consent gave approval to these works and the creation of a new easement over the new pipeline to benefit Council.

REPORT

135 Mimosa Road, Greenacre

A new 750mm diameter diversion stormwater pipeline was constructed, by the developer, as per Council's requirements. The work was completed under the supervision of Council officers, therefore rendering the existing Easement to Drain Water as redundant. The redundant easement is highlighted in Attachment A.

Subdivision Certificate Application No. SUB-84/2017 has been submitted to Council and proposes:

- Plan of Redefinition of the Existing Lot 15 DP218470.
- Creation of new Easement to Drain Water 1.9m and 3m Wide over the diverted stormwater pipeline to benefit Council.

The developer proposes to release the existing easement under separate cover which has not been supplied, to Council, to date. The developer will make application to release the existing easement in due course upon positive resolution of the Council relating to this matter.

As the existing easement is now redundant and a new easement is to be created under Subdivision Certificate No. 84/2017, it is reasonable to proceed with the endorsement of the relevant easement release documents which will propose to release the existing Drainage Easement at the time of application.

34 Hydræ Street, Revesby

A new 300mm diameter diversion stormwater pipeline has been constructed by the developer as per Council's requirements. The work was completed under the supervision of Council officers, therefore rendering the existing Easement for Drainage as redundant. The redundant easement is highlighted in Attachment B.

Subdivision Certificate Application No. SUB-106/2017 has been submitted to Council and proposes:

- Cancel the Existing Easement for Drainage created by DP 1001070
- Transfer Granting Easement to create the new Easement to Drain Water 1.22 Wide to benefit Council for the consideration of \$1.00.

As the existing easement is now redundant and a new easement is to be created under Subdivision Certificate No. 106/2017, it is reasonable to proceed with the endorsement of the separate dealings of which one proposes to cancel the existing Easement for Drainage and one proposes to create a new, re-routed, Easement to Drain Water highlighted in Attachment C.

POLICY IMPACT

This matter has no policy implications.

FINANCIAL IMPACT OF RECOMMENDATIONS

This matter has no financial implications to Council as costs will be covered by the applicants.

RECOMMENDATION

That Council consent to the release of the Drainage Easement at 135 Mimosa Road, Greenacre and Easement for Drainage 34 Hydrae Street, Revesby.

ATTACHMENTS [Click here for attachments](#)

- A. Redundant Easement - 135 Mimosa Road, Greenacre
- B. Redundant Easement - 34 Hydrae Street, Revesby
- C. Proposed Easement - 34 Hydrae Street, Revesby

Report of the General Manager - 23 May 2017

ITEM 6.12 **Proposed Public Land Reclassification of Drainage Reserves
- Amendment to Canterbury Local Environmental Plan 2012**

AUTHOR **Corporate**

ISSUE

This report is seeking the authority to submit the draft planning proposal to the Minister for Planning, to make the local environment plan under Section 59(2) of the Environment Planning and Assessment Act 1979, following the completion of the public exhibition and public hearing.

RECOMMENDATION That -

1. The information be noted.
2. The draft Planning Proposal as shown in the Attachments be endorsed and referred to the Minister to make the necessary changes to Council's Local Environmental Plan.

BACKGROUND

At its meeting held on 25 October 2016 Council resolved;

1. In accordance with the relevant provisions of the Environmental Planning and Assessment Act, 1979 and Local Government Act, 1993, Council proceed to carry out the required public consultation process to reclassify the following properties from community to operational land;
 - 13A Denman Avenue, Wiley Park, Lot 106 in Deposited Plan 6480
 - 71A Denman Avenue, Wiley Park, Lot 107 in Deposited Plan 6480
 - 61A Beauchamp Street, Wiley Park, Lot 35 in Deposited Plan 10980
 - 66A Beauchamp Street, Wiley Park, Lot 36 in Deposited Plan 10980
 - 1a Calbina Road, Earlwood, Lot 110 in Deposited Plan 10987
 - 13a Rylie Road, Earlwood, Lot 111 in Deposited Plan 10987
 - 44a Cornelia Street, Wiley Park, Lot 170 in Deposited Plan 7298
2. A further report be provided to Council at the conclusion of the public consultation process.

Having now concluded the required statutory process, this report seeks Council's approval to finalise the process whereby the various lots be reclassified to operational land.

REPORT

Public Exhibition of the Planning Proposal

As noted earlier, the public exhibition and hearing process was endorsed by Council on 25 October 2016.

Prior to commencement of the exhibition period, public notices were displayed in the three local newspapers, notices were posted to neighbouring property owners, and copies of the planning proposal were sent to statutory authorities: Sydney Water, Ausgrid and Roads and Maritime Services ("RMS"). During the exhibition process, copies of the planning proposal, in full, were available for viewing at our Administration Centres.

The Planning Proposal was exhibited from Tuesday 17 January 2017 and opportunity for submissions closed on Tuesday 14 February 2017.

Public Exhibition Submissions

Arising from the exhibition, two letters were received objecting to the proposal to reclassify the drainage reserves, known as 1a Calbina Road and 13a Ryrie Road, Earlwood.

The submissions noted the following issues regarding the reclassification:

- loss of the use of part of Council land; and
- sale to adjoining owner not supported

No submissions were received for any of the other drainage reserves.

Whilst of a related nature, the matters raised are issues which are not directly attributable to the reclassification process but rather matters which would more appropriately be addressed via Council's Drainage Reserve Policy (currently on exhibition).

Public Hearing

As required, a public hearing into the proposed reclassification of the subject parcels was also held on 29 March 2017 and conducted by an independent person (Chairperson).

Six residents attended the hearing and three residents spoke on the effect of the reclassification.

In summary, the Chairperson's report had indicated the following issues being raised at the hearing:

- loss of the use of part of Council land;
- sale to adjoining owner not supported; and
- desire to continue occupation of the drainage reserve.

The primary concern was that existing license arrangements would be affected by the reclassification process. Again, the matters raised are issues which are not directly attributable to the reclassification process but rather matters which would more appropriately be addressed via Council's Drainage Reserve Policy (currently on exhibition).

In concluding his findings, the Chairperson was satisfied that the proposal to reclassify the parcels of land is in the public interest.

As a result, it is proposed that the reclassifications be endorsed and referred to the Minister to make the necessary changes to Council's Local Environmental Plan.

POLICY IMPACT

There is no policy impact associated with this report.

FINANCIAL IMPACT OF RECOMMENDATIONS

The adoption of the report's recommendation does not have any direct financial implications for Council.

RECOMMENDATION That -

1. The information be noted.
2. The draft Planning Proposal as shown in the Attachments be endorsed and referred to the Minister to make the necessary changes to Council's Local Environmental Plan.

ATTACHMENTS [Click here for attachment](#)

- A. Chairman's Public Hearing

Report of the General Manager - 23 May 2017

ITEM 6.13 Cash and Investment Report as at 30 April 2017

AUTHOR Corporate

ISSUE

This report details Council's cash and investments as at 30 April 2017.

RECOMMENDATION That -

1. The Cash and Investment Report as at 30 April 2017 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

BACKGROUND

In accordance with clause 212 of the Local Government (General) Regulation 2005, the Responsible Accounting Officer must provide the council with a written report each month, which sets out the details of all money that council has invested under section 625 of the Local Government Act 1993.

Council's investments continue to be managed in accordance with the former Council's investment policies. The report below provides a consolidated summary of Council's total cash investments.

REPORT

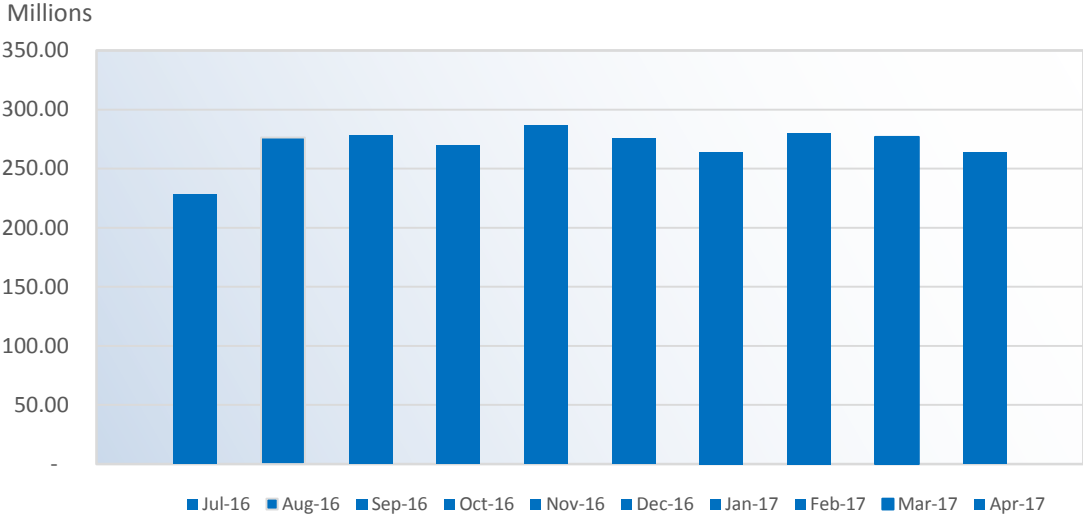
Cash and Investment Summary – as at 30 April 2017

In total, Council's Cash and Investments holdings as at 30 April 2017 is as follows:

Cash and Investments	\$
Cash at Bank	1,145,654
Deposits at Call	28,582,240
Term Deposits	208,263,000
Floating Rate Notes	26,001,485
Total Cash and Investments	263,992,379

Council’s level of cash and investments varies from month to month, particularly given the timing of Council’s rates and collection cycle, its operations and carrying out its capital works program. The following graph outlines Council’s closing cash and investment balance for each month.

Cash and Investment Rolling Monthly Balance 2016-2017



A summary of Council’s investment interest income earned for the period to 30 April 2018 is as follows:

Interest Income	April 2017 \$	Year-to-date April 2017 \$
Budget	577,066	5,770,661
Actual Interest	638,178	6,458,683
Variance	61,112	688,022
Variance (%)	10.59%	11.92%

Year to date investment interest is tracking well above budget. It is mainly due to higher than anticipated cash and investment balances and achieving higher than budgeted portfolio returns each month. The budget figures have been amended to reflect the revised budget from the December quarterly review adopted at the February meeting.

Council is also required to ensure that its portfolio has an appropriate level of diversification and maturity profile. This is to ensure that funds are available when required and where possible to minimise any re-investment risk.

The tables below outline Council's portfolio by maturity limits and investment type:

Overall Portfolio Maturity Limits	
	Actual % of Portfolio
Portfolio % <= 1 Year	52
Portfolio % >1 Year <=3 Years	32
Portfolio % >3 Years <=5 Years	16
Portfolio % >5 Years	-
Total Cash and Investments	100%

Overall Portfolio by Investment Type	
	Actual % of Portfolio
Cash at Bank	0.40
Deposits at Call	10.9
Term Deposits	78.9
Floating Rate Notes	9.8
Total Cash and Investments	100%

At present, the former Council's existing Investment Strategies and Policies continue to apply. A single Cash and Investment Policy has been developed and is being presented to Council at this Council meeting.

A detailed analysis of each former Councils (Branches) Cash and Investments is attached for your information.

CERTIFICATION OF INVESTMENTS - RESPONSIBLE ACCOUNTING OFFICER

The Responsible Accounting Officer certifies that the cash and investments detailed in this report have been invested in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2005, the Minister's Investment Order, the Division of Local Government's Investment Policy Guidelines and the former Council's Cash Investments Policy.

POLICY IMPACT

Council's investments are maintained in accordance with legislative requirements and its Cash and Investment Policy's.

FINANCIAL IMPACT OF RECOMMENDATIONS

Interest earned for this period has been reflected in Council's financial operating result for this financial year. Council's annual budget will be reviewed, having regard to Council's actual returns, as required.

RECOMMENDATION That -

1. The Cash and Investment Report as at 30 April 2017 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

ATTACHMENTS [Click here for attachments](#)

- A. CPG Investment Report- Canterbury Branch April 17
- B. Canterbury Branch Cash & Investment Report April 2017
- C. Bankstown Branch Cash & Investment Report April 17
- D. CPG Investment Report - Bankstown Branch April 17

7 COMMITTEE REPORTS

The following item is submitted for consideration -

- 7.1 Minutes of the Canterbury Branch and Bankstown Branch Traffic Committee meetings held on 9th May 2017 113

Committee Reports - 23 May 2017

ITEM 7.1 **Minutes of the Canterbury Branch and Bankstown Branch Traffic Committee meetings held on 9th May 2017**

AUTHOR **Operations**

ISSUE

Recommendations of the Canterbury Branch and Bankstown Branch Traffic Committee meetings.

RECOMMENDATION

That the recommendations contained in the minutes of the Canterbury Branch Traffic Committee and Bankstown Branch Traffic Committee meetings held on 9 May 2017, be adopted.

BACKGROUND

Attached are the minutes of the Canterbury Branch Traffic Committee and Bankstown Branch Traffic Committee meetings held on 9 May 2017.

The Committees have been constituted to advise and make recommendations in relation to traffic activities. They have, however, no delegated authority and cannot bind Council.

The recommendations of the Committees are in line with the objectives of the Committees and with established practices and procedures.

FINANCIAL IMPACT OF RECOMMENDATIONS

Potential costs arising out of recommendations of the Traffic Committees are detailed in future Works Programs for Roadworks/Traffic Facilities.

RECOMMENDATION

That the recommendations contained in the minutes of the Canterbury Branch Traffic Committee and Bankstown Branch Traffic Committee meetings held on 9 May 2017, be adopted.

ATTACHMENTS [Click here for attachments](#)

- A. Minutes of the Canterbury Branch Traffic Committee meeting held on 9th May 2017
- B. Minutes of the Bankstown Branch Traffic Committee meeting held on 9th May 2017

8 NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

There were no items submitted for this section at the time the Agenda was compiled.

9 MATTERS FOR INFORMATION

The following item is submitted for consideration -

- 9.1 Report on Development Applications and Section 96 Applications Determined
for April 2017 119

Matters For Information - 23 May 2017

ITEM 9.1 **Report on Development Applications and Section 96 Applications Determined for April 2017**

AUTHOR **Planning**

ISSUE

This report has been prepared to provide Council with information regarding the number of development applications and Section 96 applications (amendments to approved development applications) determined for April 2017; and

RECOMMENDATION

That the contents of this report be noted.

REPORT

Development Applications and Section 96 Applications

The attached report shows that in the months of April 2017, a total of 118 Development Applications and 34 Section 96 applications were determined*.

The gross median determination time for the processing of development applications for the combined Campsie and Bankstown branches was 38 days in April 2017. The total value of the construction work determined in in that period was \$100,311,998.

POLICY IMPACT

This report has no policy implications.

FINANCIAL IMPACT OF RECOMMENDATIONS

This report has no financial implications.

RECOMMENDATION

That the contents of this report be noted.

* Note: This is the number of applications determined. The table included as Attachment B to this report also includes withdrawn and cancelled applications. Accordingly, the total determinations listed in the Attachment April and May differ from the figure quoted in this report.

ATTACHMENTS [Click here for attachments](#)

- A. Graph of DA Assessment Times
- B. Determined Development Applications for West Team for April 2017
- C. Determined Development Applications for East Team for April 2017

10 QUESTIONS FOR NEXT MEETING

11 CONFIDENTIAL SESSION

11.1 T80-16 - Tender for Lang Road Cooks River Footbridge Replacement and Associated Works

11.2 T41-17 - Lifts Upgrade at Civic Tower

11.3 Legal Matter - 46-47 South Parade Campsie

General Manager's Statement

Confidentiality

Councillors and staff are reminded of their obligations in respect to the need for confidentiality and not disclose or otherwise misuse the information which is about to be discussed, failure to do so could result in a reference to the NSW Civil and Administrative Tribunal and/or result in a prosecution in accordance with Sec. 664 of the Act for which the maximum penalty is \$5,500.

CONFIDENTIAL SESSION

Section 10A(2) of the Local Government Act, 1993 provides that Council may, by resolution, close to the public so much of its meeting as comprises the receipt or discussion of matters as listed in that section, or for any matter that arises during the course of business during the meeting that should be treated as confidential in accordance with Section 10(2) of the Act.

Council's Agenda for this meeting contains reports that meet the criteria specified in Section 10A(2) of the Act. To consider these reports in confidential session, Council can adopt the following recommendation:

RECOMMENDATION

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 in confidential session for the reasons indicated:

Item 11.1 T80-16 - Tender for Lang Road Cooks River Footbridge Replacement and Associated Works

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.

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 T41-17 - Lifts Upgrade at Civic Tower

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 11.3 Legal Matter - 46-47 South Parade Campsie

This report is considered to be confidential in accordance with Section 10A(2)(g) of the Local Government Act, 1993, as it relates to advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.