



AGENDA FOR THE ORDINARY MEETING

25 July 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 27 June 20177

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 27 JUNE 2017**

PRESENT: Administrator – Richard Colley

THE ADMINISTRATOR DECLARED THE MEETING OPEN AT 6.00 PM

REF: CONFIRMATION OF MINUTES

(439)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That the minutes of the Ordinary Council Meeting held on 23 May 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 PROPERTY MATTER - HURLSTONE PARK BOWLING CLUB

(440)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That the Administrator's Minute be received.

SUSPENSION OF STANDING ORDERS

(441)

MOVED AND RESOLVED BY THE ADMINISTRATOR

- i) Permission be granted to those people who have made the necessary application to address Council for five minutes.
 - ii) Standing Orders be suspended and Items 6.1, 6.5, 6.8 and 6.11 be dealt with now.
 - iii) Standing Orders then be resumed.
-

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 27 JUNE 2017**

ITEM 6.1 ADOPTION OF THE 2017-18 OPERATIONAL PLAN, BUDGET AND SCHEDULE OF FEES AND CHARGES

MR TONY ANTONIADIS ADRESSED COUNCIL.

(442) MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Integrated Planning Documentation

In accordance with sections 402 to 406 of the *Local Government Act 1993*, Council adopt the Canterbury - Bankstown Council's Operational Plan 2017-18, including the 2017-18 operational budget, capital expenditure budget and schedule of fees and charges, including the noted changes in this report and Council's Revenue and Pricing Policies;

2. Rating & Annual Charges – Former Bankstown Council

2.1 Rating

Subject to the provisions of Sections 404 and 494 of the Local Government Act 1993, an ordinary rate be made and levied for the rating year 1 July 2017 to 30 June 2018 upon the land value of all rateable land within the former city categorised as Residential or Business as detailed in the following table:

| Category / Short Name | Ad-Valorem Rate (cents in \$) | Minimum Rate \$ |
|---|--------------------------------------|------------------------|
| Residential – Ordinary | 0.177335 | \$590.85 |
| Business – Ordinary | 0.570115 | \$722.50 |
| Bankstown Town Centre Special – see 2.1.1 | 0.099005 | Nil |

2.1.1 Bankstown Town Centre Special Rate

A Bankstown Town Centre Special Rate will be levied on rateable land value of the land delineated on the map and on the list held in Council's offices and described in the Operational Plan, being part of Council's area consisting of properties which formerly comprises the Bankstown Town Centre Local Improvement District which, in Council's opinion the land to be rated benefits, or will benefit from the works, services, facilities or activities; or contributes or will contribute to the need for the works, services, facilities or activities, or has or will have access to the works, services, facilities or activities provided or undertaken or proposed to be undertaken within the part of Council's area.

2.2 Domestic Waste Management Service Charges

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
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HELD IN COUNCIL CHAMBERS
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Subject to provision of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2017 to 30 June 2018, as follows:

| Type of Charge | Short Name | Annual Charge |
|---|-------------------------------------|----------------------|
| An Annual Domestic Waste Management Service charge per service for each parcel of Rateable Residential land for which a service is available. | Domestic – Waste Management | \$485.00 |
| Each additional service in respect of single dwelling premises. | Domestic Waste Extra Service | \$264.00 |
| Each additional service in respect of multi residential units. | Domestic Waste Extra Strata Service | \$143.00 |
| Each additional service in respect of recycling. | Extra Recycling Service | \$80.00 |
| Each additional service in respect of Greenwaste. | Extra Green Waste Service | \$131.00 |
| Rateable Vacant Land | Domestic Waste Vacant Land | \$137.00 |

2.3 Stormwater Management Service Charges

Council make and levy an annual stormwater management service charge for the Year 1 July 2017 to 30 June 2018 as follows:

| Description of Charge | Charge |
|--|---------------|
| Annual residential property charge | \$25.00 |
| Annual residential strata property charge | \$12.50 |
| Annual business property charge per 350 square metres or part there-of for non-vacant business land | \$25.00 |
| Annual business property charge per 350 square metres or part there of surface land area for strata business unit (proportioned to each lot based on unit entitlement) not less than \$5.00. | \$25.00 |
| Mixed Developments – see below | |

2.3.1 Name of the Charge

The Stormwater Management Service Charges for applicable residential and business related land shall be known by the name of - Stormwater Management Charge.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
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2.3.2 Mixed Developments

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

2.3.3 Bankstown Airport

- For properties where an ex-gratia payment in lieu of rates is applicable, Council will apply an 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.

2.3.4 Exemptions

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

2.4 Interest Rate on Overdue Rates & Charges

Subject to the provisions of Section 566 of the Local Government Act 1993 the rate of interest charged on overdue rate instalments be set at the maximum rate specified by the Minister for Local Government from time to time. The current rate of interest is 7.5% per annum.

3. Rating & Annual Charges – Former Canterbury Council

3.1 Rating

Subject to the provisions of Sections 404 and 494 of the Local Government Act 1993, an ordinary rate be made and levied for the rating year 1 July 2017 to 30 June 2018 upon the land value of all rateable land within the former city categorised as Residential or Business as detailed in the following table:

| Category / Short Name | Ad-Valorem Rate (cents in \$) | Minimum Rate |
|------------------------------|--|---------------------|
| Ordinary - Residential | 0.1743 | \$662.35 |
| Ordinary - Business | 0.5391 | \$662.35 |

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
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3.2 Domestic Waste Management Service Charges

Subject to provision of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2017 to 30 June 2018, as follows:

| Type of Premises | Short Name | Annual Charge |
|---|---------------------------------|-------------------------------|
| Single dwellings, a granny flat, dual occupancies and villas & townhouses (having and controlling use and storage of own bins). | Domestic Waste Service | \$420.00 |
| Strata units and flats (with 1 or more bedrooms, not being flats owned by charitable or benevolent institutions for the housing of aged, infirm or disabled persons). | Domestic Waste Service | \$420.00 |
| Flats owned by charitable or benevolent institutions for the housing of aged, infirm or disabled persons. | Waste Management – Non Rateable | \$420.00 for each rubbish bin |
| Properties categorised as Business (with or without residential accommodation) | Waste Management – Business | \$420.00 |
| Rateable Vacant Land | Domestic Waste - Vacant | \$117.00 |
| Each additional service in respect of single dwelling premises. | Domestic Waste Extra Service | \$223.00 |
| Each additional service in respect of recycling. | Extra Recycling Service | \$74.00 |
| Each additional service in respect of Greenwaste. | Extra Green Waste Service | \$74.00 |

3.3 Stormwater Management Service Charges

Council make and levy an annual stormwater management service charge for the Year 1 July 2017 to 30 June 2018 as follows:

| Description of Charge | Charge |
|---|---------------|
| Annual residential property charge | \$25.00 |
| Annual residential strata property charge | \$12.50 |

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
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| | |
|--|---------|
| Annual business property charge per 350 square metres or part there-of for non-vacant business land | \$25.00 |
| Annual business property charge per 350 square metres or part there of surface land area for strata business unit (proportioned to each lot based on unit entitlement) not less than \$5.00. | \$25.00 |
| Mixed Developments – see below | |

3.3.1 Name of the Charge

The Stormwater Management Service Charges for applicable residential and business related land shall be known by the name of -Stormwater Management Charge.

3.3.2 Mixed Developments

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

3.3.3 Exemptions

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

3.4. Interest Rate on Overdue Rates & Charges

Subject to the provisions of Section 566 of the Local Government Act 1993 the rate of interest charged on overdue rate instalments be set at the maximum rate specified by the Minister for Local Government from time to time. The current rate of interest is 7.5% per annum.

4. Voting of Funds for Canterbury - Bankstown Council

Subject to the provisions of Clause 211(1)&(2) of the Local Government (General) Regulation 2005, expenditure be authorised in accordance with the adopted budget and that the funds to cover such expenditure be voted.

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 adopted.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 27 JUNE 2017**

6. Council's draft 'Rates and Charges Debt Recovery and Hardship Assistance Policy' (Attachment D) be adopted.

ITEM 6.5 DRAINAGE RESERVES DISPOSAL POLICY

MR MILTON KODOS ADDRESSED COUNCIL.

MR JOHN LIATSOS AND MS LISA CALTABIANO ADDRESSED COUNCIL.

(443) MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council note the submissions received with regards to the Draft Drainage Reserves Disposal Policy.
2. The attached Drainage Reserves Disposal Policy be adopted.
3. Council write to all persons who made a submission with regards to the Draft Drainage Reserves Disposal Policy and notify them of its decision.

ITEM 6.8 COMMUNITY SAFETY - NO LOITERING SIGNAGE

MS BARBARA COOREY ADDRESSED COUNCIL.

(444) MOVED AND RESOLVED BY THE ADMINISTRATOR

That 'No Loitering' signage in the Canterbury and Roselands Wards be removed.

ITEM 6.11 COMPULSORY ACQUISITION OF 15 CLOSE STREET CANTERBURY FOR THE PURPOSE OF A CONSTRUCTION LEASE FOR THE SYDNEY METRO CITY AND SOUTHWEST PROJECT

MS SHARON TROY ADDRESSED COUNCIL.

MS BARBARA COOREY ADDRESSED COUNCIL.

(445) MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council notes Transport for NSW request to commence the acquisition of a construction lease over Lot 1 DP 818683 – 15 Close Street, Canterbury (the former Canterbury Bowling Club).

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
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2. The General Manager be delegated authority to negotiate the acquisition by agreement.
3. As a part of the agreement, Council require Transport for NSW to carry out full and extensive community consultation which will address:
 - the proposed use of the land,
 - the management of any impacts including but not limited to noise, traffic, management of stormwater, operational hours, impact on adjacent properties; and
 - what additional benefits will be returned to the community at the end of the compulsory acquisitions.
4. The Administrator and General Manager be delegated authority to sign all relevant documentation under the common seal of Council, as required.

STANDING ORDERS WERE RESUMED.

SECTION 5: PLANNING MATTERS

ITEM 5.1 PLANNING PROPOSAL - VARIOUS AMENDMENTS TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012

(446) MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. The planning proposal be amended by removing a number of sites situated within the Canterbury Road corridor study area and making other minor changes as outlined in the report.
2. Council exhibit the revised planning proposal as shown in Attachment B.
3. This matter be reported to Council following the exhibition period.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
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ITEM 5.2 RESIDENTIAL DEVELOPMENT STRATEGIES UPDATE REPORT

(447)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council note the RDS Update Report as shown in Attachment A.
2. Council endorse the directions for a local housing strategy as outlined in this report.

SECTION 6: REPORT OF THE GENERAL MANAGER

ITEM 6.1 ADOPTION OF THE 2017-18 OPERATIONAL PLAN, BUDGET AND SCHEDULE OF FEES AND CHARGES

THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 442 ON PAGE 2 OF THESE MINUTES.

ITEM 6.2 QUARTERLY UPDATE ON THE IMPLEMENTATION OF THE STRONGER COMMUNITIES FUND

(448)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council note the progress of the implementation of the Stronger Communities Fund.
2. Council write to all Members of Parliament advising them of the progress and seek possible projects for consideration as part of Stage 2 funding.

ITEM 6.3 REQUESTS FOR FINANCIAL ASSISTANCE AND DONATIONS

(449)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. A donation of \$250.00 be made to Amelia Chew of Condell Park who was selected to the 2017 Acrobatics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.

NEW CITY OF CANTERBURY BANKSTOWN

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ON 27 JUNE 2017

2. A donation of \$250.00 be made to Deanna Chew of Condell Park who was selected to the 2017 Acrobatics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.
3. A donation of \$250.00 be made to Blake Parady of East Hills who was selected to the 2017 Gymnastics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.
4. A donation of \$250.00 be made to Ashleigh Millar of Revesby who was selected to the 2017 Gymnastics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.
5. A donation of \$250.00 be made to Zach Torbay of Picnic Point who was selected to the 2017 Gymnastics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.
6. A donation of \$250.00 be made to Rebecca Torbay of Picnic Point who was selected to the 2017 Gymnastics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.
7. A donation of \$250.00 be made to Marcus Loi of Earlwood on his selection to compete at the Australasian Under 19 Badminton Championships in Adelaide from 7 – 16 July, 2017.
8. A donation of \$388.00 (equivalent to the hire fee for the use of Playford Park, Padstow) be made to Lifegate Church, Padstow who hosted a community Easter Egg Hunt at Playford Park on 15 April, 2017.
9. A donation of \$207.00 (equivalent to the hire fee for the use of six netball courts at Deverall Park) on 6 September, 2017 be made to Macquarie Sports for their Netball Clinic.
10. A donation of \$300.00 be made to Revesby South Public School P & C Association who are hosting a fete on the school grounds on Sunday 27 August 2017.
11. A donation in the amount of the amount of \$5,000.00 be provided to Riverwood Community Centre (Ltd) who are hosting a Spring Fair at Salt Pan Creek Reserve on Saturday, 2 September 2017.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 27 JUNE 2017**

ITEM 6.4 ADOPTION OF COUNCIL POLICIES

(450)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That Council adopt the Policies as outlined in the report.

ITEM 6.5 DRAINAGE RESERVES DISPOSAL POLICY

THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 443 ON PAGE 7 OF THESE MINUTES.

ITEM 6.6 DISABILITY INCLUSION ACTION PLAN 2017-2021

(451)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That the draft Disability Inclusion Action Plan 2017-2021 be adopted.

ITEM 6.7 OPERATIONAL CHANGES - LEISURE AND AQUATIC CENTRES

(452)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. The entry age of children without adult supervision for all Councils Leisure and Aquatic Centres be aligned to the Royal Life Saving Keep Watch program from 1 September, 2017.
2. Council reviews its Pool Supervision guidelines at its Leisure and Aquatic Centres and ensure alignment with Royal Life Saving best practice guidelines.
3. Council develops procedures to support this change in policy to address swim squad and learn to swim members.
4. Council Implements a targeted media campaign on pool supervision and the Leisure and Aquatic Centre entry terms and conditions

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 27 JUNE 2017**

ITEM 6.8 COMMUNITY SAFETY - NO LOITERING SIGNAGE

THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 444 ON PAGE 7 OF THESE MINUTES.

**ITEM 6.9 PROPERTY MATTER - ULTIMATE SKIRMISH, 2 MAXWELL AVENUE, MILPERRA
(453) MOVED AND RESOLVED BY THE ADMINISTRATOR**

That

1. Council, in principle, agree to enter into a Lease with The Ultimate Skirmish Game Pty Ltd, as outlined in the report.
2. Council publicly notify and exhibit the proposed Lease in accordance with the relevant provisions of the Local Government Act 1993.
3. Subject to there being no submissions, Council delegate the General Manager authority to determine the rent and lease documentation, as outlined in the report.
4. The Administrator and General Manager be delegated authority to sign all documents under the common seal of Council, as required.

**ITEM 6.10 PROPERTY MATTER - LESLIE STREET DEPOT - COMMUNITY RADIO LICENCE
(454) MOVED AND RESOLVED BY THE ADMINISTRATOR**

That

1. Council enter a new 12-month licence with the current operator, commencing 1 August 2017, as outlined in the report.
2. The General Manager be delegated authority to finalise the Licence Agreement and sign all documentation, as required.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
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**ITEM 6.11 COMPULSORY ACQUISITION OF 15 CLOSE STREET CANTERBURY FOR THE
PURPOSE OF A CONSTRUCTION LEASE FOR THE SYDNEY METRO CITY AND
SOUTHWEST PROJECT**

THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 445 ON PAGE 8
OF THESE MINUTES.

ITEM 6.12 CASH AND INVESTMENT REPORT AS AT 31 MAY 2017

(455)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

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

SECTION 7: COMMITTEE REPORTS

ITEM 7.1 MINUTES OF THE YOUTH ADVISORY COMMITTEE MEETING HELD ON 8 MAY 2017

(456)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That the minutes of the Youth Advisory Committee meeting held on 8 May 2017 be
adopted.

**ITEM 7.2 MINUTES OF THE COMMUNITY SAFETY ADVISORY COMMITTEE MEETING HELD
ON 22 MAY 2017**

(457)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That the minutes of the Community Safety Advisory Committee meeting held on 22
May 2017 be adopted.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
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**ITEM 7.3 MINUTES OF THE ABORIGINAL AND TORRES STRAIT ISLANDER ADVISORY
COMMITTEE MEETING HELD ON 23 MAY 2017**

(458) MOVED AND RESOLVED BY THE ADMINISTRATOR

That the minutes of the Aboriginal and Torres Strait Islander Advisory Committee meeting held on 23 May 2017 be adopted.

**ITEM 7.4 MINUTES OF THE COUNCIL ADVISORY GROUP AND THE INTEGRATED PLANNING
AND REPORTING SUB-COMMITTEE MEETING HELD ON 30 MAY 2017**

(459) MOVED AND RESOLVED BY THE ADMINISTRATOR

That the minutes of the Council Advisory Group and the Integrated Planning and Reporting Sub-Committee meeting held on 30 May 2017 be adopted.

**ITEM 7.5 MINUTES OF THE CANTERBURY BRANCH AND BANKSTOWN BRANCH TRAFFIC
COMMITTEE MEETINGS HELD ON 13TH JUNE 2017**

(460) 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 13 June 2017, be adopted.

SECTION 8: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

Nil

SECTION 9: MATTERS FOR INFORMATION

Nil

SECTION 10: QUESTIONS FOR NEXT MEETING

Nil

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**MINUTES OF THE
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SECTION 11: CONFIDENTIAL SESSION

(461)

MOVED AND RESOLVED BY THE ADMINISTRATOR

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

Item 11.1 T37-17 - Design, Supply and Installation of CCTV Cameras at Paul Keating Park

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 Property Matter - 17 Werona Avenue, Punchbowl

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

Item 11.3 Property Matter: 10-14 Padstow Parade, Padstow

This report is considered to be confidential in accordance with Section 10A(2)(d)(ii) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council.

Item 11.4 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.

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 6.55 PM AND
REVERTED BACK TO OPEN COUNCIL AT 6.58 PM.**

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 27 JUNE 2017**

ITEM 11.1 T37-17 - DESIGN, SUPPLY AND INSTALLATION OF CCTV CAMERAS AT PAUL KEATING PARK

(462) MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. In accordance with clause 178(1) (b) of the Local Government (General) Regulation 2005, Council declines to accept any of the submissions received for the proposed contract.
2. In accordance with clause 178(3) (b) of the Local Government (General) Regulation 2005, Council invite fresh tenders for an amended scope of works.
3. Council notifies the tenderers in writing and thanks them for tendering.

ITEM 11.2 PROPERTY MATTER - 17 WERONA AVENUE, PUNCHBOWL

(463) MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council agrees to acquire 17 Werona Avenue, Punchbowl as per the details outlined in the report.
2. The Administrator and General Manager be delegated authority to sign all documents under the common seal of Council, as required.
3. Funding for the acquisition and required works be made available from Council Section 94 Contributions Reserves and accordingly be reflected in Council's 2017/18 Budget.

ITEM 11.3 PROPERTY MATTER: 10-14 PADSTOW PARADE, PADSTOW

(464) MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council approve the preferred offer to lease its premises at 10-14 Padstow Parade, Padstow, as outlined in the report.
2. The General Manager be authorised to finalise the required lease, having regard to its independent rental valuation assessment for the site.
3. The Administrator and General Manager be delegated authority to execute all documents under the common seal of Council, as required.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 27 JUNE 2017**

ITEM 11.4 PROPERTY MATTER - 176 COOPER ROAD, YAGOONA

(465)

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. The information contained within this report be noted.
2. Council be provided with a further update as required, or as otherwise noted within this report.

THE MEETING CLOSED AT 6.59 PM

Minutes confirmed 25 JULY 2017

.....
Administrator

2 LEAVE OF ABSENCE

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

4 ADMINISTRATOR MINUTES

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

5 PLANNING MATTERS

The following items are submitted for consideration -

| | | |
|-----|---|----|
| 5.1 | Canterbury Road Corridor Review | 33 |
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| 5.7 | Joint response to Riverwood being declared a Priority Precinct by the Minister for Planning | 57 |

Planning Matters - 25 July 2017

ITEM 5.1 **Canterbury Road Corridor Review**

AUTHOR **Planning**

ISSUE

This report provides an overview of the outcome of the Canterbury Road Review chaired by the NSW Department of Planning and Environment.

RECOMMENDATION That -

1. Council endorse the attached Canterbury Road Review report, attachments and recommendations endorsed by the Steering Committee for exhibition.
2. The exhibition be undertaken as detailed in this report.
3. A report be provided to Council after the exhibition period.
4. To progress the resourcing recommendations as outlined in the report.

BACKGROUND

The Canterbury Local Environmental Plan 2012 (LEP), adopted 1 January 2013, established the current planning framework for the Canterbury Road Corridor. The Canterbury Residential Development Strategy (RDS), adopted by the former Canterbury Council in 2014, was prepared to ensure that the LEP contained the right package of zonings and development controls to guide and cater for housing growth, consistent with the State government's housing agenda through to 2031.

The Canterbury Road Corridor Review was prompted by:

- Issues and impacts associated with additional development and resulting dwelling yield from approved developments that exceed the height and floor space controls that were not contemplated when the LEP was made or by the RDS.
- A comprehensive submission from Roads and Maritime Service (RMS) expressing concerns about cumulative traffic impacts from the proposed rezoning of land to B5 Business Development under the LEP for residential uses with increased yields in Canterbury Road.
- A large number of privately led planning proposals that seek to increase the development potential of numerous development sites with site specific amendments to the LEP.

- The release of government strategies and infrastructure projects such as the draft South District Plan, Sydney Metro and the related Sydenham to Bankstown Urban Renewal Strategy and WestConnex.
- The relatively low level of take up of land zoned R3 Medium Density Residential and R4 High Density Residential under the LEP.

In response to the above, Council resolved on 26 July 2016 and later on 23 August 2016 to:

- Commence a strategic review of the existing policy framework for the Corridor.
- Adopt a methodology to guide a strategic review of the Corridor.
- Endorse the establishment of an agency Steering Committee comprising representatives from Council, the Department of Planning and Environment, RMS, Transport for NSW and Greater Sydney Commission (GSC).

The outcome of the review is outlined in the attached Canterbury Road Corridor Review report and discussed below.

REPORT

The outcome of the Canterbury Road Review is detailed in the attachments to this report. It includes a standalone report, three specialist consultant studies prepared to inform the review and 15 recommendations endorsed by the Steering Committee in relation to land use, built form and urban amenity and infrastructure.

The consultant studies are in relation to specific issues as follows:

- Urban Design Study – Hill Thalys Architecture + Urban Projects Pty Ltd.
- Economic Analysis – SGS Economics and Planning.
- Transport and Traffic Study – GHD.

It is intended that the report, including recommendations, will be used by a range of stakeholders, including Canterbury-Bankstown Council and NSW State agencies, to:

- Guide changes to land use planning and built form controls along the corridor.
- Provide the evidence to support informed decisions and advocacy to government in relation to current and future growth and infrastructure strategies.
- Establish a long-term plan for investment in and enhancement of urban amenities, open space, active transport, street design and other infrastructure in the Canterbury Road Corridor and surrounding land.
- Support requests for government support and funding to aid in the delivery of some of the recommendations, for example the GSC's Metropolitan Greenspace Program.
- Inform decisions on planning proposals related to the corridor and surrounding land.

The recommendations of the review detailed in the report were endorsed for public exhibition at the final agency Steering Committee on 30 June 2017. A letter received by Council on the 3 July 2017 from the RMS further confirms their endorsement of the review for exhibition. It is recommended that Council also endorse the report for exhibition prior to making a decision as to whether to adopt the recommendations of the report.

It is noted that the Transport and Traffic Study results are based on strategic modelling results. The results will be supported by further detailed analysis in relation to intersection performance and other matters for exhibition.

Given the extent and complexity of the recommendations, it is recommended that they be placed on public exhibition for a period of three weeks.

It is also recommended that the exhibition involve:

- Placing the review report in Council's customer service centres and libraries and on Council's website for viewing.
- Advertisements in local papers and media releases be made to advise the public of the exhibition.
- Letters be sent to all property owners along Canterbury Road advising them of the exhibition (refer to Figure 2 on page 10 of the attached review report for the area to be notified).
- A public briefing on the review be facilitated for interested members of the public.
- Provide a briefing to Members of Parliament in relation to the Canterbury Road Review.

Following the exhibition period a further report will be made to Council.

In order to continue to progress the recommendations of the review after exhibition, it is recommended that Council create a new 2 year fixed term contract position for an executive planner.

POLICY IMPACT

This matter has no policy implications for Council.

FINANCIAL IMPACT OF RECOMMENDATIONS

It is recommended that Council's establishment be increased by one full time equivalent, and a 2 year fixed term contract will be created to fulfill the strategic planning responsibilities outlined in this report.

RECOMMENDATION That -

1. Council endorse the attached Canterbury Road Review report, attachments and recommendations endorsed by the Steering Committee for exhibition.
2. The exhibition be undertaken as detailed in this report.
3. A report be provided to Council after the exhibition period.
4. To progress the resourcing recommendations as outlined in the report.

ATTACHMENTS

[Click here for attachments](#)

- A. Canterbury Road Review
- B. Urban Design Study
- C. Economic Analysis
- D. Transport and Traffic Study

Planning Matters - 25 July 2017

ITEM 5.2 **83–99 North Terrace and 62 The Mall in Bankstown**

AUTHOR **Planning**

ISSUE

This report provides an update on the planning proposal for the site at 83–99 North Terrace and 62 The Mall in Bankstown.

RECOMMENDATION That -

1. The planning proposal as shown in Attachment A be amended.
2. The planning proposal as outlined in this report be re-exhibited.

BACKGROUND

In 2015, the former Bankstown City Council resolved to submit a planning proposal to the Department of Planning & Environment to seek a Gateway Determination.

The intended outcome of the planning proposal is to provide an ‘alternative’ development control regime which may allow development to achieve the maximum building envelope (i.e. 83 metre building height, 5:1 FSR and dwellings on the first floor) if the development provides a Council administration building and associated car parking as well as a high standard of architectural, urban and landscape design to the satisfaction of Council. Otherwise the current controls would continue to apply.

In 2016, the Department issued a Gateway Determination, which enabled Council to proceed to exhibit the planning proposal.

In 2017, Council exhibited the planning proposal concurrently with the planning agreement and development application under section 72K of the Environmental Planning and Assessment Act 1979.

REPORT

Exhibition

Council exhibited the planning proposal, planning agreement and development application from 5 April to 12 May 2017. The exhibition process included:

- Displays at Council's Customer Service Centre (Bankstown Branch) and corporate website.
- Public notices in the local newspapers.
- Notification letters to property owners and occupiers of neighbouring properties.
- Notification letters to Commonwealth and State agencies, Bankstown Airport Limited, Taxi Council and bus operators.
- Notification sign on the site.

Council received 28 submissions from property owners, residents, public authorities and key stakeholders in response to the exhibition.

Planning Proposal

The key issues raised in submissions in relation to the planning proposal include:

- **Strategic Basis**

Some submissions question the strategic basis for the proposed building envelope and Council administration building, and request that the use of the former library site be retained for public purposes.

Comment:

In relation to the proposed building envelope, the Department of Planning & Environment's Draft Sydenham to Bankstown Urban Renewal Corridor Strategy sets the State Government's desired character for the Bankstown CBD in the context of the new Sydney Metro Line and metro station.

The draft strategy proposes high rise mixed use development (25 storeys) above the railway station and certain sites immediately north of the railway station. The proposal is consistent with the draft strategy as it is one of the sites identified for 25 storeys.

In relation to infrastructure, Council considered the Bankstown CBD Local Area Plan. The Local Area Plan sets Council's desired character for the Bankstown CBD. A key action is to reinforce the Civic Precinct as the primary location for Council's civic and administration services.

The proposal forms part of the Civic Precinct, and the siting of Council's administration building at this location is consistent with the Local Area Plan. The need for an administration building is also timely given the merger of the former Bankstown and Canterbury City Councils. The planning agreement policy allows Council to consider additional infrastructure needs that are not identified in the contributions plan.

Based on the above and given the strategic location of the proposal, Council seeks to ensure the proposal provides public benefits to the redevelopment of the Civic Precinct, namely an administration building as well as a high standard of architectural, urban and landscape design. If the proposal does not deliver these public benefits to the satisfaction of Council, then the current controls would continue to apply.

- **Airspace Protection**

Some submissions raise airspace protection as an issue.

Comment:

Bankstown Airport and aviation authorities are assessing the proposal to respond to this issue.

- **Road Network Assessment**

Most submissions raise the impact on the road network as an issue.

Comment:

The exhibition process consulted state agencies in relation to the transport and road network. In response to the planning proposal, Transport for NSW and Roads & Maritime Services request additional information to assess the impact on certain signalised intersections within the local network. It is proposed to seek this information to respond to this issue.

- **Planning Agreement**

A submission requests the inclusion of other community benefits in the planning agreement, namely a catchment wide solution to flooding in the centre.

Comment:

Council's Section 94A Development Contributions Plan (Bankstown) contains proposed drainage system upgrades for the Bankstown CBD in the works schedule. On this basis, it is not proposed to change the planning agreement.

- **Development Application**

Most submissions raise issues in relation to the development application.

Comment:

The development assessment process will consider these issues.

Next Steps

Following a review of submissions and recent developments in the State Government's planning policies, it is proposed to make the following amendments to the planning proposal (as shown in Attachment A):

- **Amend Part 2 by deleting the reference to clause 4.4A of Bankstown LEP 2015.**

Reason:

The planning proposal proposes to insert a clause that requires development to provide public benefits if it is to achieve the maximum building envelope controls, namely an administration building as well as a high standard of architectural, urban and landscape design.

The reference to clause 4.4A is an extension to the requirement for a high standard of architectural, urban and landscape design.

Since the issue of the Gateway Determination, Council finalised the planning agreement. The planning agreement incorporates the environmental performance for the administration building. The development assessment process would consider the environmental performance for dwellings. In this context, it is considered that the reference to clause 4.4A is no longer required.

This proposed amendment does not change the overall intended outcome of the planning proposal, which continues to provide an 'alternative' development control regime which may allow development to achieve the maximum building envelope if the development provides an administration building as well as a high standard of architectural, urban and landscape design to the satisfaction of Council.

- **Amend Part 3 by deleting the reference to the peer review.**

Reason:

The planning proposal process commenced in 2015 and made reference to a peer review of the proposed scheme. It is proposed to delete this reference to clearly indicate Council's current focus on the review outcome of the Gateway process to determine whether the proposed building envelope is appropriate.

- **Amend Part 3 by updating the consistency with applicable State strategies.**

Reason:

The planning proposal must demonstrate consistency with applicable regional or subregional strategies (including exhibited draft strategies). It is proposed to update the planning proposal to demonstrate consistency with the exhibited Draft South District Plan and the revised Draft Sydenham to Bankstown Urban Renewal Corridor Strategy.

The next step would be to re-exhibit the planning proposal. According to the Department of Planning & Environment's publication 'A Guide to preparing local environmental plans', Council must inform the Department, who may issue a revised Gateway determination, depending on the nature of the variations.

POLICY IMPACT

This matter has no policy implications for Council.

FINANCIAL IMPACT OF RECOMMENDATIONS

This matter has no financial implications for Council.

RECOMMENDATION That -

1. The planning proposal as shown in Attachment A be amended.
2. The planning proposal as outlined in this report be re-exhibited.

ATTACHMENTS

[Click here for attachment](#)

- A. Planning Proposal

Planning Matters - 25 July 2017

ITEM 5.3 **Update on Local Area Plans**

AUTHOR **Planning**

ISSUE

This report provides an update on the implementation of the North Central, North East, South East and South West Local Area Plans.

RECOMMENDATION That -

1. Council note the Gateway Determination as shown in Attachment A.
2. Council delegate authority to the General Manager:
 - (a) To prepare and exhibit draft amendments to Bankstown Development Control Plan 2015.
 - (b) To prepare and exhibit draft amendments to the Section 94A Development Contributions Plan (Bankstown) as part of any future revisions.
3. The matter be reported to Council following the exhibition.

BACKGROUND

At the Council Ordinary Meeting of 11 May 2016, the former Bankstown Council resolved to adopt the North Central, North East, South East and South West Local Area Plans, and to submit a planning proposal to the Department of Planning and Environment to seek a Gateway Determination. The intended outcome of the planning proposal is to implement actions of the Local Area Plans.

In September 2016, Council submitted the planning proposal to the Department of Planning & Environment to seek a Gateway Determination.

REPORT

Gateway Determination

In May 2017, the Department of Planning and Environment (as delegate of the Greater Sydney Commission) issued a Gateway Determination (see Attachment A), which enables Council to proceed to exhibit the planning proposal.

The Gateway Determination contains conditions which require Council to amend the planning proposal prior to exhibition. Council is currently in the process of amending the planning proposal in accordance with the Gateway Determination.

Draft Amendments to Bankstown Development Control Plan 2015

At the Council Meeting of the former Bankstown Council on 26 April 2016, it was highlighted that draft changes to Bankstown Development Control Plan 2015 would be reported to Council once the Department of Planning & Environment issued a Gateway Determination.

With the issue of the Gateway Determination, Council may proceed to prepare and exhibit draft amendments to Bankstown Development Control Plan 2015 to support the planning proposal. The draft amendments are likely to include (but are not limited to):

| Bankstown DCP 2015 | Draft amendments |
|--|--|
| Part A1 (Centres) | Amend the development controls for centres. |
| Part A2 (Corridors) | Amend the development controls for certain key development sites along the Hume Highway Enterprise Corridor. |
| Part A3 (Key Infill Development Sites) | Add certain key development sites to Part A3. |
| Part B1 (Residential Development) | Review the development controls for secondary dwellings and boarding houses. |
| Part B2 (Commercial Centres) | Amend the development controls for the business zones. |
| Part B5 (Parking) | Review certain off-street parking requirements in centres. |
| Part B12 (Flood Management Risk) | Amend the development controls to implement actions of risk management plans. |
| | Introduce development controls in relation to heritage, similar to the Draft Amendments to Canterbury Development Control Plan 2012 (Chapter B8-Heritage) which are currently on exhibition. |

Draft Amendments to the Section 94A Development Contributions Plan (Bankstown)

At the meeting of the former Bankstown Council on 26 April 2016, it was highlighted that draft changes to the Section 94A Development Contributions Plan (Bankstown) would be reported to Council once the Department of Planning & Environment issued a Gateway Determination.

With the issue of the Gateway Determination, Council may proceed to prepare and exhibit draft amendments to the Section 94A Development Contributions Plan (Bankstown) as part of any future revisions. The proposed amendments would deliver infrastructure works to support the growing residential and employment population.

Next Step

The exhibition of the planning proposal and supporting documents is likely to occur in late 2017. Following the exhibition, the matter would be reported to Council.

POLICY IMPACT

This matter has no policy implications for Council.

FINANCIAL IMPACT OF RECOMMENDATIONS

This matter has no financial implications for Council.

RECOMMENDATION That -

1. Council note the Gateway Determination as shown in Attachment A.
2. Council delegate authority to the General Manager:
 - (a) To prepare and exhibit draft amendments to Bankstown Development Control Plan 2015.
 - (b) To prepare and exhibit draft amendments to the Section 94A Development Contributions Plan (Bankstown) as part of any future revisions.
3. The matter be reported to Council following the exhibition.

ATTACHMENTS [Click here for attachment](#)

- A. Gateway Determination

Planning Matters - 25 July 2017

ITEM 5.4 **Draft Housekeeping Amendments to Bankstown LEP 2015**

AUTHOR **Planning**

ISSUE

This report proposes housekeeping amendments to Bankstown Local Environmental Plan 2015.

RECOMMENDATION That -

1. Council delegate authority to the General Manager to prepare and submit a planning proposal to the Greater Sydney Commission to seek a Gateway Determination.
2. Council seek authority from the Greater Sydney Commission to exercise the delegation in relation to the plan making functions under section 59 of the Environmental Planning & Assessment Act 1979.
3. Subject to approval from the Greater Sydney Commission, Council exhibit the planning proposal, and the matter be reported to Council following the exhibition.

REPORT

Proposed housekeeping amendments

Bankstown Local Environmental Plan 2015 is the principal local planning document to regulate effective and orderly development in the former City of Bankstown. It came into effect in March 2015. A periodic review identifies the need for the following housekeeping amendments:

- **Land Use Table**

It is proposed to amend the Land Use Table by permitting home businesses in the following zones: Zone RU4 Primary Production Small Lots, Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone R4 High Density Residential and Zone B1 Neighbourhood Centre.

Reason:

At the time that Council exhibited the Draft LEP, the Land Use Table listed home businesses as permitted with consent in the above zones. However, the Department of Planning and Environment required Council to remove home businesses from the Land Use Table prior to gazettal. The Department considered that home businesses could be carried out as exempt development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The issue is the growing number of cases where proposed home businesses cannot comply with the SEPP. Residents do not have the option of lodging a development application given that home businesses are not listed in the Land Use Table as permitted with consent. Should this issue continue, it would be inconsistent with an LEP aim to provide a range of business opportunities to encourage local employment. To address this issue, it is proposed to reinsert home businesses in the Land Use Table for certain zones.

- **Clause 4.1 (Minimum subdivision lot size)**

It is proposed to amend this clause by inserting an objective to ensure that lot sizes and dimensions reflect and reinforce the predominant subdivision pattern of the area, particularly in Zone R2 Low Density Residential.

Reason:

The proposed objective is an important matter for consideration when assessing subdivision proposals, and supports an LEP aim to provide development opportunities that are compatible with the prevailing suburban character and amenity of residential areas.

- **Clause 4.1A (Minimum lot sizes and special provisions for dual occupancies)**

It is proposed to amend objective (a) to this clause to ensure that lot sizes and dimensions are able to accommodate development that is consistent with the objectives and planning provisions for dual occupancies.

Reason:

The proposed amendment is considered to better reflect the requirements for development to achieve the minimum lot width as well as the minimum site area.

- **Schedule 2 (Exempt development)**

It is proposed to amend Schedule 2 by deleting the reference to 'Subdivision (dual occupancies–Torrens Title and Strata)' as exempt development.

Reason:

From 2000, the former Council Bankstown permitted the subdivision of dual occupancies (Torrens Title and Strata) as exempt development. This has continued following amalgamation with the former Canterbury Council May 2016. The intended outcome was to allow the subdivision of older style dual occupancies built during the 1990s in the former City of Bankstown.

The issue is this type of exempt development is no longer relevant as Council no longer receives subdivision certificate applications to formalise the subdivision of older style dual occupancies built during this period.

For future dual occupancies, it is important to consider any proposed subdivision as part of the development application process to ensure the proposed lot sizes are consistent with the objectives and provisions applicable to dual occupancies.

Next Step

The next step is to submit a planning proposal to the Greater Sydney Commission to seek a Gateway Determination.

POLICY IMPACT

This matter has no policy implications for Council.

FINANCIAL IMPACT OF RECOMMENDATIONS

This matter has no financial implications for Council.

RECOMMENDATION That -

1. Council delegate authority to the General Manager to prepare and submit a planning proposal to the Greater Sydney Commission to seek a Gateway Determination.
2. Council seek authority from the Greater Sydney Commission to exercise the delegation in relation to the plan making functions under section 59 of the Environmental Planning & Assessment Act 1979.
3. Subject to approval from the Greater Sydney Commission, Council exhibit the planning proposal, and the matter be reported to Council following the exhibition.

ATTACHMENTS

Nil

Planning Matters - 25 July 2017

ITEM 5.5 **479 Henry Lawson Drive in Milperra**

AUTHOR **Planning**

ISSUE

To consider the application to include 'garden centres' as an additional permitted use at 479 Henry Lawson Drive in Milperra.

RECOMMENDATION That -

1. Council delegate authority to the General Manager to prepare and submit a planning proposal to the Greater Sydney Commission to seek a Gateway Determination.
2. Council seek authority from the Greater Sydney Commission to exercise the delegation in relation to the plan making functions under section 59 of the Environmental Planning and Assessment Act 1979.
3. Subject to approval from the Greater Sydney Commission, Council exhibit the planning proposal and the matter be reported to Council following the exhibition.

REPORT

Council is in receipt of an application requesting Council to amend Bankstown Local Environmental Plan 2015 by including 'garden centres' as an additional permitted use on the site at 479 Henry Lawson Drive in Milperra.

The Independent Hearing and Assessment Panel (IHAP) considered Council's report on 3 July 2017. In accordance with the Charter, the Panel is to consider planning proposal requests and recommend whether the matter should proceed to a Gateway Determination. The Panel's comments and recommendation are:

The Panel agrees with the recommendation.

The Panel notes that a development application has already been approved consistent with the existing controls and the applicant confirmed that at this stage no changes are proposed for the building envelope as approved. Any proposed changes to the approved development would require a fresh development or modification application.

A maximum FSR of 0.4:1 is to apply to the site and this FSR is for all development on the site, not just the additional use.

IHAP Recommendation

The Panel agrees with the Council Staff report subject to the recommendation being amended as follows:

That the application to amend Bankstown Local Environmental Plan 2015 by including 'garden centres' as an additional permitted use at 479 Henry Lawson Drive in Milperra (Lot 2, DP 576251) should proceed to a Gateway Determination, provided a maximum 0.4:1 FSR applies to the site.

The Council report to the Independent Hearing and Assessment Panel and the minutes regarding the matter are shown in Attachments A and B.

Next Step

The next step is to submit a planning proposal to the Greater Sydney Commission to seek a Gateway Determination. The planning proposal will request the following amendments to Bankstown Local Environmental Plan 2015:

- Amend Schedule 1 and the Additional Permitted Uses Map by including 'garden centres' as an additional permitted use on the site at 479 Henry Lawson Drive in Milperra (Lot 2, DP 576251).
- Amend the Floor Space Ratio Map by applying a maximum 0.4: 1 FSR to the site at 479 Henry Lawson Drive in Milperra (Lot 2, DP 576251).

POLICY IMPACT

This matter has no policy implications for Council.

FINANCIAL IMPACT OF RECOMMENDATIONS

This matter has no financial implications for Council.

RECOMMENDATION That -

1. Council delegate authority to the General Manager to prepare and submit a planning proposal to the Greater Sydney Commission to seek a Gateway Determination.
2. Council seek authority from the Greater Sydney Commission to exercise the delegation in relation to the plan making functions under section 59 of the Environmental Planning and Assessment Act 1979.
3. Subject to approval from the Greater Sydney Commission, Council exhibit the planning proposal and the matter be reported to Council following the exhibition.

ATTACHMENTS [Click here for attachments](#)

- A. IHAP Meeting–3 July 2017–Report
- B. IHAP Meeting–3 July 2017–Minutes

Planning Matters - 25 July 2017

ITEM 5.6 **30–46 Auburn Road in Regents Park**

AUTHOR **Planning**

ISSUE

To consider the planning proposal to proceed with a maximum 1.75:1 FSR.

RECOMMENDATION That -

1. Council endorse the planning proposal to proceed with a maximum 1.75:1 FSR, consistent with the advice received from Architectus and Olsson & Associates Architects.
2. Council delegate authority to the General Manager:
 - (a) To prepare and exhibit draft amendments to Bankstown Development Control Plan 2015, consistent with the advice received from Architectus.
 - (b) To investigate an appropriate mechanism to deliver the infrastructure improvement works in a timely manner.
3. The matter be reported to Council following the exhibition.

REPORT

In September 2016, the Department of Planning and Environment (as delegate of the Greater Sydney Commission) issued a Gateway Determination to proceed with the planning proposal for the site at 30–46 Auburn Road in Regents Park.

Prior to the exhibition, the Gateway Determination required Council to amend the planning proposal to reflect the outcome of a FSR review (either 1.75:1 or 2.25:1, or an alternative FSR). In accordance with the Gateway Determination, Council is in a position to exhibit the planning proposal based on the outcome of the FSR review i.e. maximum 1.75:1 FSR.

Council reported the matter to the Independent Hearing and Assessment Panel on 3 July 2017. In accordance with the Charter, the Panel was requested to recommend if a planning proposal with a maximum 1.75:1 FSR (consistent with the outcome of the FSR Review) should proceed to exhibition. The Panel also considered a request by the land owner's representatives to allow a maximum 4:1 FSR and additional building height on the site.

The Panel's comments and recommendation are:

The Panel has reviewed all the information and heard the submissions of the land owner's representatives.

The Council officer's recommendation to the Panel is that the planning proposal proceeds with a maximum FSR of 1.75:1 for the site, consistent with the advice received from Architectus and Olsson & Associates Architects.

The land owner's representatives indicated that they were of the opinion that the land owner's proposal allows for substantially higher FSRs using approximately the same concept design / building footprints.

The Panel is of the view that the planning proposal can proceed with a maximum FSR of 1.75:1 at this time.

Given the location and context of the site the Panel is of the view that the following additional matters would need to be addressed and considered before an increase in FSR is considered:

- (a) provision of a masterplan / DCP for the site to set out the layout of the development, building envelopes and heights, vehicle and pedestrian access arrangements etc;*
- (b) indicative strata or community title details;*
- (c) opportunities for Affordable Housing (as per the Draft District Plan);*
- (d) discussions with the Council about s 94 contributions likely to be imposed and what specific and or additional augmentation of public assets may be required for this development including but not limited to pedestrian access to trains and open space and any road and traffic changes or improvements.*

The Panel is of the opinion that there may be potential for further additional FSR up to 2.25:1 on this site but only after the above matters have been satisfactorily addressed (including any necessary additional or augmentation of community infrastructure and facilities).

Irrespective of the above, Council should consider whether the existing DCP controls and S94 arrangements properly cater for additional development from the recommended 1.75:1 FSR to ensure that an orderly planning outcome can be achieved and that the impact on local infrastructure is appropriately addressed.

IHAP Recommendation

The Panel agrees with the Council Staff report that the planning proposal proceed with a maximum 1.75:1 FSR for the site at 30–46 Auburn Road in Regents Park.

The Council report to the Independent Hearing and Assessment Panel and the minutes regarding the matter are shown in Attachments A and B.

Next Steps

Should Council endorse the planning proposal to proceed with a maximum 1.75:1 FSR, the Gateway Determination outlines the following steps prior to community consultation:

- Consult certain State agencies and prepare a contamination study / flood study.
- Amend the planning proposal to reflect the outcomes of the above steps, and resubmit the planning proposal to the Department of Planning & Environment for approval prior to community consultation being undertaken.

It is also proposed to commence preparation of the supporting documents to the planning proposal, which include:

- Draft amendments to Bankstown Development Control Plan 2015, namely an update of the site specific development controls contained in Part A3 of the DCP consistent with the advice received from Architectus.
- An appropriate mechanism to deliver the infrastructure improvement works required for the planning proposal (including but not limited to access improvements to public transport and open space, road and traffic improvements, streetscape improvements and open space embellishments) in a timely manner.

POLICY IMPACT

This matter has no policy implications for Council.

FINANCIAL IMPACT OF RECOMMENDATIONS

This matter has no financial implications for Council.

RECOMMENDATION That -

1. Council endorse the planning proposal to proceed with a maximum 1.75:1 FSR, consistent with the advice received from Architectus and Olsson & Associates Architects.
2. Council delegate authority to the General Manager:
 - (a) To prepare and exhibit draft amendments to Bankstown Development Control Plan 2015, consistent with the advice received from Architectus.
 - (b) To investigate an appropriate mechanism to deliver the infrastructure improvement works in a timely manner.
3. The matter be reported to Council following the exhibition.

ATTACHMENTS [Click here for attachments](#)

- A. IHAP Meeting–3 July 2017–Report
- B. IHAP Meeting–3 July 2017–Minutes

Planning Matters - 25 July 2017

ITEM 5.7 Joint response to Riverwood being declared a Priority Precinct by the Minister for Planning

AUTHOR Planning

ISSUE

This report provides an update on State Government planning activities at Riverwood, and seeks approval to make joint representations with Georges River Council to the Minister for Planning.

RECOMMENDATION

That Council, in conjunction with Georges River Council, write to the Minister for Planning supporting the declaration of the Riverwood area as a Priority Precinct, subject to the following:

- (a) high quality open space, community facilities, schools and transport infrastructure being provided to support the proposed growth;
- (b) development of the suburb being staged;
- (c) State and local funding mechanisms being agreed to and in place before development is allowed to occur; and
- (d) Planning being delegated to the respective Councils.

BACKGROUND

The Riverwood Estate social housing site is located within the Canterbury–Bankstown local government area (LGA). The nearby Riverwood Centre is within the Georges River LGA.

The Riverwood Estate is currently under renewal by the NSW Government as part of its Communities Plus program. The renewal program aims to deliver approximately 6000 dwellings.

As well as the State Significant Precinct (SSP), the Department of Planning and Environment (DP&E) are undertaking a "LUIIP" (Land Use and Infrastructure Implementation Plan) which will:

- identify state and regional infrastructure which may be required for the broader Riverwood precinct, including a funding model which identifies how these projects will be delivered and the timing of implementation;
- provide a mix of housing types and job opportunities close to public transport, shops and services; and

- make changes to the planning controls of the respective Councils.

On 1 June 2017, the NSW Premier declared Riverwood as a Priority Precinct. This means the State Government will undertake a range of planning investigations for the suburb of Riverwood, with a view to increasing the capacity for jobs and housing. A map of the Priority Precinct is provided at Figure 6 of the attached Georges River Council report.

A report was considered by Georges River Council on 3 July 2017 when it was resolved:

That the Administrator for Georges River Council in conjunction with the Administrator of Canterbury/Bankstown Council write to the Minister for Planning supporting the declaration of the Riverwood area as a Priority Precinct and recommending that the Minister delegate the planning of this priority precinct for Canterbury/Bankstown and Georges River Councils (Item CCL118-17 attached).

This report has been prepared in coordination with staff from Georges River Council, and should be read in conjunction with the Georges River Council report - Attachment A.

REPORT

Key Issues

While the Priority Precinct for Riverwood is supported, there are several issues that need to be addressed:

- High quality open space, community facilities, schools, walking/cycling/road infrastructure needs to be provided within the Priority Precinct boundary in order to support growth. These matters need to be planned upfront to ensure that future community needs are met.
- The State and local contributions mechanisms need to be agreed and in place before development is allowed to occur.
- Should the Riverwood Estate (Land and Housing Corporation site) be granted significant uplift in development potential by the State Government through the SSP pathway, it is likely that nearby land owners will seek similar uplifts in an ad-hoc manner. A staged approach to the Priority Precinct would help to address this issue. The State Government currently uses this approach in Sydney's Growth Centres. As planning for the Riverwood Estate is already underway through the State Significant Precinct pathway, it would be logical to allow the Riverwood Estate SSP site to proceed in Stage 1.
- Riverwood has no status in 'A Plan for Growing Sydney', or the Draft South District Plan, and growth of the scale proposed under the Priority Precinct and SSP would be inconsistent with those unless they are amended.

Next Steps

As outlined above, it is recommended Canterbury Bankstown Council and Georges River Council write to the Minister for Planning supporting the Riverwood Priority Precinct, subject to:

- high quality open space, community facilities, schools and transport infrastructure being provided to support the proposed growth;
- development of the suburb being staged;
- State and local funding mechanisms being agreed and in place before development is allowed to occur; and
- planning being delegated to the respective Councils.

Council in conjunction with Georges River Council should pursue a comprehensive planning outcome for the Riverwood area. Preliminary discussions have been held with the staff of Georges River Council and they support this approach. It is considered necessary for both Councils to work in partnership with the DP&E to undertake the work.

POLICY IMPACT

This matter has no policy implications for Council.

FINANCIAL IMPACT OF RECOMMENDATIONS

This matter has no financial implications for Council.

RECOMMENDATION

That Council, in conjunction with Georges River Council, write to the Minister for Planning supporting the declaration of the Riverwood area as a Priority Precinct, subject to the following:

- (a) high quality open space, community facilities, schools and transport infrastructure being provided to support the proposed growth;
- (b) development of the suburb being staged;
- (c) State and local funding mechanisms being agreed to and in place before development is allowed to occur; and
- (d) Planning being delegated to the respective Councils.

ATTACHMENTS [Click here for attachment](#)

- A. Georges River Council–Council Report (Ordinary Meeting 3 July 2017)

6 REPORT OF THE GENERAL MANAGER

The following items are submitted for consideration -

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Report of the General Manager - 25 July 2017

ITEM 6.1 Summary of Progress and Achievements

AUTHOR Executive

ISSUE

This report provides a summary of achievements for the Council over the past year and outlines the challenges that Council has addressed over the same period.

RECOMMENDATION

That Council note the progress and achievements over the last year.

BACKGROUND

Council's role as a sector leader in proactively managing the changes and opportunities afforded by the amalgamation has been acknowledged by the State government. The following report focuses on the internal and external achievements of the last twelve months and indicates that the organisation is on sound footing as it approaches a new era as a City and Council.

REPORT

Since the new Council was proclaimed on 12 May 2016, the City of Canterbury Bankstown has continued a business as usual approach to delivery of services and infrastructure to our community, while achieving impressive internal efficiencies, cost savings and alignments to improve the way we deliver services to our community in the future.

Council is a recognised example of best practice and industry leadership across Local Government in NSW. Council is consulted on an ongoing basis for advice, examples and support in the assistance of a number of metropolitan Councils toward their transitional goals. This industry leadership is a hallmark of the strength of our organisation and an organisation that strives to provide quality services to our community, every day.

Transition and Leadership

On 12 May 2016, the City of Canterbury Bankstown brought together two already significantly sized local government areas (LGAs) to form the most-populated LGA in NSW with an estimated 359,671 residents (2016 ERP). Our combined workforce now stands at 1,355 staff and together we provide services and infrastructure to our community across an area of 110km². Following amalgamation, the Department of Premier and Cabinet (DPC) required Council (and all other amalgamated Councils) to:

- Create no disruption to services to the community (discussed under **Services to our community**);
- Maintain ability for residents to do business with Council without interruption (discussed under **Services to our community**);
- Create community confidence that Council has robust and transparent governance systems in place, including risk mitigation and management;
- Develop a new, shared visual identity;
- Deliver a new website;
- Develop a statement of vision and priorities to guide the preparation of a single 2017-18 Operational Plan with integrated Budget and Schedule of Fees and Charges, and provide a starting point for the development of a new Community Strategic Plan;
- Implement the Stronger Communities Fund and New Council Implementation Fund; and
- Deliver Council's Implementation Plan, including reporting to the community on outcomes (a further report will be prepared for next Council meeting to further expand on Council's transition achievements in line with guidelines from the DPC).

Council has delivered on all of these requirements which are summarised below.

Achievements

2016-17 saw Council clearly demonstrate value for money service provision with delivery of an \$83.2 million capital program. 2017-18 is just as ambitious with the adoption of a \$290 million budget including \$72.4 million for capital projects.

In April 2017, the new Council brand was revealed, with the tag *"Where interesting happens"* to capitalise on the range of exciting events and activities that our residents love in our City. Alongside this came a fresh new face to the Canterbury Bankstown brand, with a new look for signage and publications, and a modernised website for the City.

An interim Vision and Priorities document was adopted to provide high level guidance for the early period of the new Council. It was developed from each Council's previous Community Strategic Plans and included the thoughts of over 2,000 people from the branding research. It states:

"Canterbury Bankstown is a destination City where you will find people who are unapologetically themselves, living and working together for a better future."

It provides a starting point for our new Community Strategic Plan (ten year plan), currently under development. Extensive community engagement including over 8,000 conversations with the local community have already occurred about how they see the future of our City, with further consultation to be undertaken before the plan is adopted in early 2018.

Council received \$10 million to assist with the transition process and remains well within its stated budget, with no general funding spent to date on agreed transitional milestones. All funding for implementation of alignment actives has been sourced from the original \$10M, allowing efficiency improvements to be redirected towards increasing strategic capacity across the organisation, in addition to funding of additional transformation projects, where further improvements are identified.

As part of the amalgamation process, Council was also provided with \$10 million from the Stronger Communities Fund (SCF) to kick start the delivery of projects that improve community infrastructure and services through two programs. As per the guidelines issued by DPC, Council allocated nearly \$1 million in grants to not-for-profit community groups, for projects that build more vibrant, sustainable and inclusive local communities and has identified \$3.6 million in projects under the Major Projects Program which will deliver larger scale priority infrastructure and services projects with long term economic and social benefits. The remaining \$5.4 million in Major Projects will be announced in late 2017.

Looking Forward

Council staff are currently preparing for the September Council elections and the subsequent onboarding of Councillors. DPC have produced a document '*Guidance to support seamless transition from administration to elected councils*'. As our Council needs to grow from a local to a regional voice, so too does the voice of our Councillors as leaders of the most populous Council in NSW. As part of this, the Councillor onboarding process will prepare the Councillors for some big decisions and discussion around:

- The services and facilities that will be required to accommodate growth projections to between 500,000 to 550,000 people over the next two decades;
- Development of Councils new ten year, four year and one year plans, alongside our Resourcing Strategy;
- Continuing to align policies, plans and resources to deliver efficient and effective services to our community; and
- Ongoing roll out of Council's brand and manage our City's image.

Strategic Planning and Masterplanning

To maximise potential economies of scale, capitalise on opportunities for efficiencies, and to benefit from our increased strategic capacity, it is critical that future planning take a holistic approach for the City and Council.

As the area of Sydney most affected by the growth projected from the State Government's South District Plan and other major state projects including the Canterbury Road Corridor, M5 expansion, Sydenham to Bankstown Metro and Urban Renewal Corridor, Council must take a leadership role to ensure that forecasted growth is properly managed and important local concerns in the areas of transport, open space, employment, affordability and lifestyle are not overlooked.

Achievements

A Strategic Planning Framework has been endorsed which outlines the formal approach for development of robust, holistic strategies for the City and identifies existing critical policy gaps. Open Space Strategies which align open space needs across the City have been adopted and a new Disability Action Plan details Council's commitment to universal access to its services and facilities. Council has also set direction to consolidate the former Bankstown and Canterbury City Councils' residential development strategies into a single local housing strategy through a Residential Strategy Update adopted in June 2017.

Many of the future plans for the City have the potential to affect the region and the Sydney Metropolitan Area as a whole. For this reason, Council is ensuring that the preparation of new strategies for the City have the proper lead times to realise the best outcomes and that potential partnerships are tapped. To date Council has:

- Formed a Steering Committee comprising representatives from Council, the Department of Planning and Environment, Roads and Maritime Services (RMS), and Transport for NSW (TfNSW) to provide holistic review of the Canterbury Road Corridor;
- Provided a submission outlining Council's concerns regarding South District Plan particularly that the plan does not address issues such as creating great places or place making initiatives, does not address the need for major north-south transport improvements, and does not provide sufficient details on the delivery of affordable housing targets; and
- Offered to host a Members of Parliament (MP) level summit to advocate for a whole of government design led approach to planning and developing the Sydenham to Bankstown Metro and surrounding urban renewal corridor.

In addition to ensuring that the community's voice is heard for these large scale State projects, Council is also working with the community and key stakeholders to deliver a shared vision for the Cooks River Catchment (through agreeing to host the Cooks River Alliance) and for many of the significant landmarks of the City including the Belmore Sports Precinct, The Crest of Bankstown and Gough Whitlam Park.

Looking Forward

Over the next twelve months Council will further develop the Strategic Planning Framework and prepare city wide strategic plans and/or supporting action plans in the following areas:

- Social and Cultural
- Active Transport
- Sporting Facilities
- Playgrounds and Playspaces
- Catchment Management
- Leisure and Aquatics
- Waste Avoidance and Resource Recovery
- Economic Development
- Road Safety.

And, most importantly Council will advocate with all levels of government, and work collaboratively with key stakeholders to secure the most advantageous results for the City as it deals with the opportunities and challenges from future change and growth across the City.

Provision of local infrastructure

The asset portfolio managed by Council has a value of \$4 billion comprising, in part, 940 km of road, 588 parks, 430 community buildings and 1,100 kms of footpaths. It will be an extraordinary exercise to document the characteristics and condition of these assets and the systems through which they are managed.

Achievements

All infrastructure assets for the entire City have been mapped and consolidated into a single asset management system, a substantial achievement for Council's first year of operation.

Of significance is the construction of a \$2.5 million multi-purpose community centre in Gazzard Park, Yagoona, a \$1.45 million refurbishment of Campsie Library, \$2.5 million of field improvements and lighting upgrades at Wagener Oval, Ashbury, \$0.9 million to reshape five new playing fields at Vale of Ah, and almost \$2 million on road safety improvements in The Mall Bankstown.

Our commitment to accessibility, function and aesthetic is demonstrated by the City of Canterbury Bankstown being named as the first Council in NSW to achieve highest accreditation for a 'Changing Places' facility in a public park; Bankstown City Gardens.

Looking Forward

Further work to align the condition of all asset categories is ahead. Council must continue to ensure that its assets support service delivery and are managed with a whole-of-life approach that understands and caters for the future infrastructure needs for the City and region. A \$72.4 million capital program for 2017-18 and a range of long term strategies to be developed in the next twelve months will ensure that Council is on track to meet these challenges.

Services to our community

One of the first commitments following amalgamation was that there be no disruption to the excellent service standards the community had come to expect from their Council. While the range of services provided by each former Council was similar, the method of delivery and the process and systems which supported them was, in many cases, vastly different. The challenge from the amalgamation was to continue to provide outstanding service while aligning delivery and taking advantage of opportunities for improved efficiency and effectiveness.

Achievements

Whether it be reduced assessment times, expanding the Business Advisory Service, being able to use Leisure and Aquatic Centre membership at any of Council's facilities, being one of the first local councils in Australia to achieve a AA rating for its website, Council proved to be up to the challenge.

Within one month of becoming a new organisation, customers were able to lodge development applications and pay rates at either Customer Service Centre and were able to return borrowed resources to any library in Canterbury Bankstown. The City has benefitted from an expanded graffiti removal program and improved arrangements for the allocation of sporting fields to local sporting associations.

Looking Forward

Council continues to capitalise on opportunities for service efficiencies but this has not detracted from the uppermost imperative to provide excellent value-for-money services which meet the needs of our City and our community. Arrangements are already in hand to provide a single call centre system to reduce waiting times in Customer Service Centres and to streamline services for the collection of waste.

POLICY IMPACT

This report does not have any Policy impact.

FINANCIAL IMPACT OF RECOMMENDATIONS

This report does not have any financial impact.

RECOMMENDATION

That Council note the progress and achievements over the last year.

ATTACHMENTS [Click here for attachment](#)

A. Detailed summary of achievements

Report of the General Manager - 25 July 2017

ITEM 6.2 **Liveable Centres Program**

AUTHOR **City Future**

ISSUE

This report establishes the major objectives and priorities to provide major improvements to the public domain and physical infrastructure to town centres across the City of Canterbury Bankstown.

RECOMMENDATION That -

1. Council adopts the Liveable Centres Program for continual improvements of the public domain and infrastructure within the town centres across the newly formed Local Government Area (LGA).
2. Council adopts the priority list for the next three years (2018/19, 2019/20 and 2020/21).
3. The budget be determined as part of the development of next year's operational plan.

BACKGROUND

Canterbury Bankstown has over 84 commercial centres across the Local Government Area (LGA), in varying stages of physical condition.

Canterbury LGA

The former Canterbury Council established a footpath renewal program in the late 1990s which later became known as the Town Centre Improvement Program. The works concentrated on asset replacement and physical improvement resulting in outcomes of improved pedestrian prioritisation and safety, traffic calming, footpath replacement and street furniture upgrades, lighting enhancement and significant tree and garden bed planting. The resulting improvement works aim to support the economic viability and aesthetic appeal of the centre to encourage commercial activity and provide social capital by increased opportunity for social interaction.

Bankstown LGA

The former Bankstown Council established a Town Centre Improvement Program (TCIP) in 2004 and has since been progressively implementing physical improvements to the centres. The TCIP had a strong focus on community engagement and participation. Between 5% and 8% of the TCIP budget was allocated to community-based public art development and installation. A specific budget was established for the TCIP for a ten year program.

In 2013 this program was extended indefinitely and the former Council established the forward program to align with the four year Council term. The TCIP was further modified in 2013 to establish a three-tier categorisation for the centres, and to establish selection criteria to determine the prioritisation for a centre to receive renewal works. To date over \$21million has been spent on the Bankstown TCIP works over 35 centres.

There are many similarities between the TCIP of both former Councils and the establishment of a new program aims to capitalise on the best of both.

REPORT

This report establishes a new program to be named the Liveable Centres Program. The program is for continual improvements to commercial centres in the City of Canterbury Bankstown, focusing on centres that do not receive funding from other State or Local Government programs.

Major Centre – Bankstown CBD

The Bankstown CBD is recognised as a Major Centre by the Department of Planning and Environment and the Greater Sydney Commission. Therefore upgrades in the CBD are regular and subject to additional external drivers. Funding within the CBD will come from a mix of sources including the CBD special rates levy and will be considered under a separate program.

Priority Precincts

Priority Precincts are centres that have been highlighted by the Department of Planning and Environment as areas for growth opportunities as part of the Sydney to Bankstown Urban Renewal Corridor. There are four Priority Precincts within the Canterbury Bankstown local government area; Belmore, Campsie, Canterbury and Lakemba. Planning and construction of upgrades in these centres will be in collaboration with State Government and will be considered under a separate program.

Liveable Centres Program

Improvements to the remaining centres within the Canterbury Bankstown LGA will be coordinated under a new Liveable Centres Program. Upgrade works are focused on six key guiding principles:

1. Provide pedestrian priority.
2. Increase pedestrian safety by implementing RMS High Pedestrian Activity Areas.
3. Create a centre identity through public art and community engagement.
4. Assess the current physical asset condition and the need for replacement.
5. Address the needs of the local business, economic viability and increased shopper visitation.
6. Improve the environment with street trees, gardens and raingardens.

The community has often stated that they want to maintain a 'Village Feel' and when examined by Council this has proved to be the elements such as shade, trees, people, community vibrancy and a unique centre identity. Council proposes to dedicate 5% of the proposed budget to community based public art or community program as part of works delivery.

It is also considered that undergrounding overhead cables can greatly improve the appearance of a centre while providing more space for pedestrians and street tree planting. It should therefore be a high priority in this program to underground overhead cables when feasible.

In previous reviews of town centre renewal programs, it has been shown that by physically improving the appearance, safety and function of a centre has either been a catalyst to or played a supporting role in the delivery on these objectives.

Classification of centres

The classification of centre typologies for the Liveable Centres Program are Village Centre, Small Village Centre, Neighbourhood Centre and Local Centre, Figure 1. maps these main centres. The classifications are based on NSW Department of Planning and Environment's Centre Hierarchy. The centres are defined as follows:

- Village Centres - Village centres provide a wide range of retail and commercial opportunities, excellent transport options and a diverse selection of higher density residential and mixed use development. These centres contain between 2,000 and 5,500 dwellings which are supported by good quality public spaces. The open spaces and community facilities in the centres will address the needs of the community. Improvement works in these centres can include major infrastructure upgrades, high quality pavement, water sensitive urban design elements and art installations aimed at building community and social cohesion. It is anticipated that as in the previous upgrade program that these larger centres may not be completed in a single year due to competing demands on funding. The Village Centres are:
 - **Chester Hill, Earlwood, Padstow, Punchbowl, Revesby and Yagoona**

- Small Village Centres - Small village centres contain a range of retail and commercial opportunities, good transport options and some higher density residential and mixed use development along main streets. They generally contain between 800 and 2,700 dwellings and can also contain some district level services such as community facilities and supermarkets. Improvement works in these centres may include major infrastructure upgrades, high quality pavements, water sensitive urban design elements, street tree planting and art installations aimed at building community and social cohesion. The Small Village Centres are:
 - **Croydon Park, Greenacre, Hurlstone Park, Narwee, Panania and Sefton**

- Neighbourhood Centres - Neighbourhood centres comprise a small group of shops, with some containing supermarkets, that service the immediate needs of the local community. They can often include shop top housing, residential flat buildings and multi dwelling housing around the shops, usually between 150 and 900 dwellings.

Improvement works in these centres provide asset renewal, minor infrastructure upgrades, enhanced pavement and any other worthwhile changes that can be achieved within the budget. The Neighborhood Centres are:

- **Birrong, East Hills, Rookwood Road** (Yagoona), **Wiley Park** and **William Street** (Clemton Park)
- Local Centres - Local centres provide a range of retail and commercial opportunities at a small-scale serving the needs of the surrounding area. Improvement works in these centres provide asset renewal, minor infrastructure upgrades, enhanced pavement and any other worthwhile changes that can be achieved within the budget, in the past this has included new street furniture, small murals on side walls and hydra-wash cleaning to pavements. The Local Centres are:
 - **Gibson Avenue** (Padstow), **Kingsgrove Road** (Belmore), **Miller Road** (Villawood), **Simmat Avenue** (Condell Park), **Waterloo Road** (Chullora) and **Wattle Street** (Mt Lewis)
- Corner Shops - Corner shops generally contain less than five shops that provide essential retail and commercial opportunities at a small-scale serving the needs of the surrounding area, currently there are 35 centres of this size. Improvement works in these centres provide asset renewal, minor infrastructure upgrades. For a full list of these centres refer to attachment A.

Other Retail and Commercial Centres

Two further centre typologies are Shopping Malls and Commercial Corridors. Upgrade works at these centres are independent of this program for the following reasons:

Shopping Malls - Shopping malls represent centres that are located predominately on privately owned land. Any upgrades made by Council, to surrounding public space, will have negligible effect on the function of the centre.

Commercial Corridors - Commercial Corridors are centres with a mix of shops, office, light industrial and bulky goods retail located along main roads. Upgrades for these centres rely on other factors such as traffic changes or reformed planning controls and so have not been included in the program (i.e. Canterbury Road Corridor review, voluntary planning agreements or development conditions).

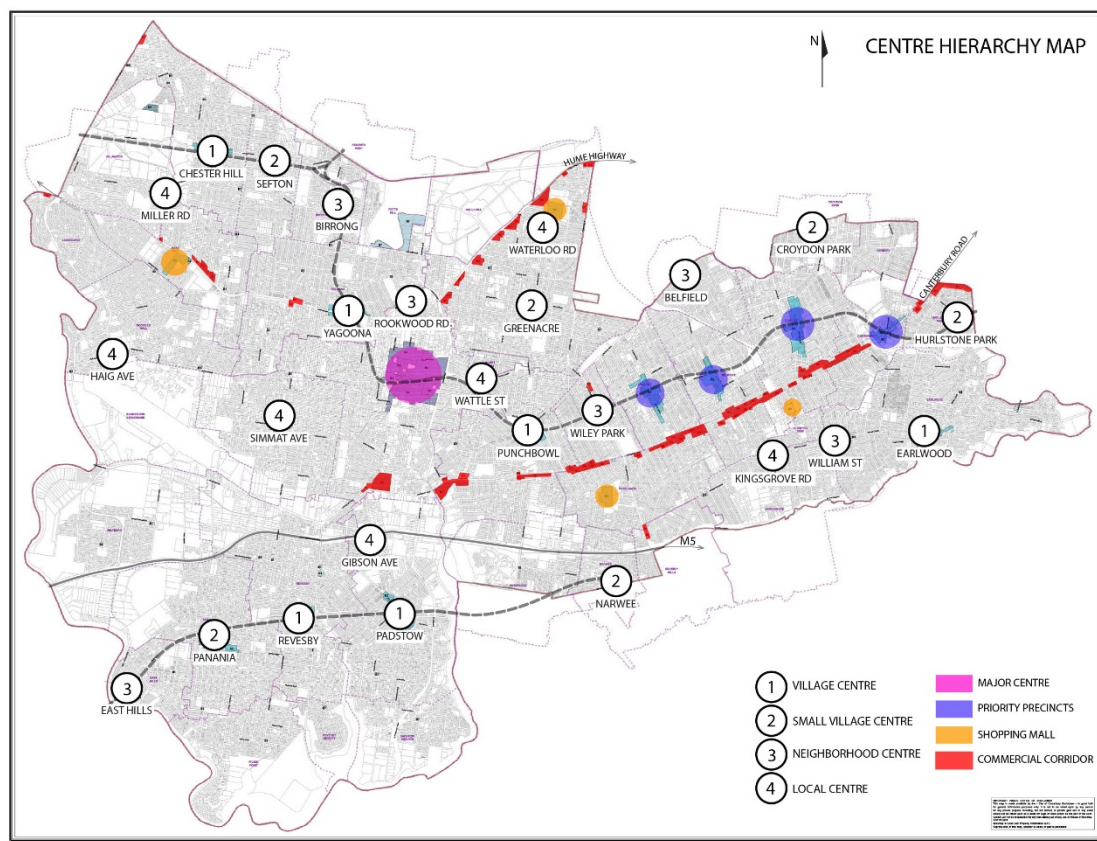


Figure 1. Hierarchy of Centres throughout Canterbury Bankstown

Criteria for prioritising improvement works

The program of works for the larger centres (Village, Small Village, Neighbourhood and Local) was based on the following criteria:

1. What is the current and predicted level of growth in the centre and how does this compare to other centres with the same classification?
2. Are there any external drivers (private development, NSW government infrastructure projects, and works by Service Authorities) that can be combined with the Living Streets Program?
3. What capacity does the centre have to create quality public domain compared to other centres with the same classification?
4. What is the feasibility to improve a centre and how does this compare to other centres with the same classification?
5. How long since previous improvement works in a centre compared to other centres with the same classification?
6. Has the centre been completed? To provide equity across the Local Government Area, centres that have not been completed will be given greater consideration.

Timing

It is intended that the Liveable Centres Program continues for ten or more years. The program will allow for regular updates, ahead of the annual review of the Operations and Capital Works Plans, to provide an opportunity to re-schedule work subject to any changes in criteria, most likely arising from external drivers. The program is focused on continual improvement to all centres over time.

Program

It is intended that the planning, investigation and design for upgrade works is completed in the financial year prior to the financial year of construction works. The Living Streets Program for centre upgrades has been planned for the next three years following this year, refer to table 1 and attachment B. Upgrade works at Canterbury and Panania planned for this current financial year (2017/18) are funded by carryovers from the previous capital works program. Scoping of works at Revesby and Hurlstone Park would also take place this current financial year, subject to the outcome of this report.

| Financial Year | Centre Type | Priority Centres | Works and Funding |
|----------------|-----------------------------|---|------------------------------|
| 2018 to 21 | Priority Precinct | Belmore | Combined w/ State government |
| | Priority Precinct | Campsie | Combined w/ State government |
| | Priority Precinct | Canterbury | Combined w/ State government |
| | Priority Precinct | Lakemba | Combined w/ State government |
| 2017/18 | Priority Precinct | Canterbury | Carryover from 2016/17 |
| | Village Centre | Panania | Carryover from 2016/17 |
| | Village Centre | Revesby and Hurlstone Park | Project scoping only |
| 2018/19 | Village Centre | Revesby | Major works TBC |
| | Small Village | Hurlstone Park | Works TBC |
| | Corner Shops | Illawarra Rd (Earlwood) & Miller/Gurney (Villawood) | Minor works TBC |
| 2019/20 | Village Centre | Chester Hill | Major works TBC |
| | Small Village | Narwee | Works TBC |
| | Local Centre & Corner Shops | Moorefields Rd (Kingsgrove) & River/Doyle (Revesby) | Minor works TBC |
| 2020/21 | Village Centre | Yagoona | Major works TBC |
| | Small Village | Sefton | Works TBC |
| | Neighbourhood | East Hills | Works TBC |
| | Local Centre | Kingsgrove Rd | Works TBC |
| | Corner Shops | Rawson Rd (Greenacre) & Wardell Rd (Earlwood) | Minor works TBC |

Table 1. Priority Centres for Liveable Centres Program 2018 to 2021

Evaluation

The impact and success of upgrade works will be assessed regularly as the program progresses to ensure that all new works achieve the key guiding principles and allow the opportunity to tailor future upgrade works for continual improvement.

Associated projects, plans and policies

The Liveable Centres Program will work cohesively with any relevant projects, plans and policies applied from all levels of government including but not limited to:

- Draft South District Plan, Greater Sydney Commission
- Sydney Metro City and Southwest Project, Transport for NSW
- Sydney to Bankstown Urban Renewal Corridor, NSW Department of Planning and Environment
- Canterbury Bankstown's Outdoor Dining Policy
- Canterbury Bankstown's Local Area and Development Control Plans

Funding

A dedicated fund for the Liveable Centres Program (similar to the former Bankstown's Town Centre fund) would be combined with available Section 94 funds and the Stormwater Levy fund to meet the expenses of all upgrade works. The annual amount to be dedicated for the program is expected to be around \$3 million but will need to be determined once preliminary scoping for proposed works in 2018/19 has been completed. Based on costs from upgrade works over the last ten years, it is essential that the dedicated fund is indexed on an annual basis to maintain a consistent provision for works.

Currently there is funding available for the Liveable Centres Program through Section 94 Contributions collected by both former Councils. This will help determine a suitable amount of money to dedicate annually for the Liveable Centres Program.

POLICY IMPACT

The Liveable Centres Program does not form a policy but it does provide the strategy and framework for future decision-making and works programming.

Council has developed numerous detail design standards for works and materials palette which will be repeated across the centres to ensure consistent legibility and quality is maintained.

FINANCIAL IMPACT OF RECOMMENDATIONS

The Liveable Centres Program is funded through a combination of dedicated Liveable Centres Program fund and Section 94 contribution. Additional funding up to \$200K per annum is also possible through the Stormwater Levy fund where water sensitive urban design (WSUD) is achieved.

The Liveable Centres Program proposes an annual budget of \$3 million, indexed annually, over the next three financial years (2018-21), however this would be subject to the development of the Operational Plan.

RECOMMENDATION That -

1. Council adopts the Liveable Centres Program for continual improvements of the public domain and infrastructure within the town centres across the newly formed Local Government Area (LGA).
2. Council adopts the priority list for the next three years (2018/19, 2019/20 and 2020/21).
3. The budget be determined as part of the development of next year's operational plan.

ATTACHMENTS [Click here for attachments](#)

- A. List of CBC Corner Shops
- B. 2018-21 LCP Works Plan Map

Report of the General Manager - 25 July 2017

ITEM 6.3 **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 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.

The Contaminated Land Policy, Graffiti Management Policy, Library Services Policy, Vehicular Crossing Policy are the subject of this report.

REPORT

Contaminated Land Policy

The Policy forms the basis for the management of land contamination within the City of Canterbury-Bankstown and has been made as a policy under the planning guidelines and SEPP 55 in order to implement a contaminated land management framework. It applies to all land in Canterbury-Bankstown.

Previously, both former Councils had an adopted policy governing the management of contaminated land in the respective local government areas. This aligned Contaminated Land Policy enhances these previous policies and practices.

In accordance with planning guidelines, the Policy provides the framework for the integration of land contamination management into Council's planning and development process, and aims to:

- ensure that changes of land use, or new development proposals, will not increase the risk to human health or the environment.

- avoid inappropriate restrictions on land use.
- provide information to support decision-making and to inform the community.

The adoption of this Policy will supersede the former policies adopted by Canterbury City Council and Bankstown City Council as they pertain to the management of contaminated land.

Graffiti Management Policy

The Graffiti Management Policy outlines Council's commitment to minimising the incidence of graffiti vandalism on both public and private property throughout the local government area by its prompt removal. It also outlines Council's rapid response to removal of graffiti found on Council properties of significance, gateway locations, major thoroughfares and village centres.

Specifically, the Policy addresses:

- Offensive graffiti
- High profile locations (as nominated in the Policy)
- Routine areas
- Graffiti removal on Government and Agency property
- Graffiti removal on private property
- Bill poster removal.

In dealing with repeated occurrences of the placement of unauthorised bill posters, Council may, at its discretion, apply 'Event Cancelled' stickers at the subject location.

Adoption of this policy will supersede the former Bankstown Council's Graffiti Management Policy.

Library Services Policy

The Library Services Policy details the framework for Council's provision of library services to the community and residents of the Canterbury-Bankstown local government area. Council is committed to providing the community with free and equitable access to information in accordance with the Library Act 1939.

This Policy outlines requirements for membership, principles for collection development and management, criteria for donations and bequests, requirements for hiring of Library facilities, restrictions on the use of the Library internet, WIFI and computer networks, disciplinary action and complaints processes and the procedure for dealing with unattended children in the Library.

Adoption of this Policy will supersede the former Library policies adopted by the Canterbury City Council and Bankstown City Council, as noted in draft policy attached.

Vehicular Crossing Policy

The Roads Act 1993 and the Local Government Act 1993 require that a person does not carry out any activity or works on a public road or place without the approval of Council.

In this respect, both of the former Bankstown and Canterbury Councils held detailed procedures and specifications aimed at ensuring that, among other things, vehicular crossings were constructed to a suitable standard.

The introduction of a Vehicular Crossing Policy (draft attached) establishes a series of guidelines for the construction, widening, reconstruction and maintenance of vehicular crossings. It also provides guidance for when and how Council will restore vehicular crossings if damage is incurred by Council through the course of its operations.

Public Exhibition

Given the nature of the policies that are the subject of this report, it is recommend that they be placed on 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.

Should no submissions be received, then it is proposed that these policies be adopted at the conclusion of the exhibition process, otherwise a further report will be provided to Council following the close of exhibition addressing any submissions received.

POLICY IMPACT

The adoption of the Policies included in 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 and reporting process as outlined in the report.

ATTACHMENTS [Click here for attachments](#)

- A. Contaminated Land Policy
- B. Graffiti Management Policy
- C. Library Services Policy
- D. Vehicular Crossings Policy

Report of the General Manager - 25 July 2017

ITEM 6.4 Adoption of the Local Orders Policy

AUTHOR Corporate

ISSUE

To adopt the Local Orders Policy following public exhibition.

RECOMMENDATION That -

1. Council adopt the Local Orders Policy 2017.
2. Public Notice of the adopted policy be displayed in local Newspapers and Council's web page.

BACKGROUND

At its meeting held on 23 May 2017, Council resolved to publicly exhibit the draft Local Orders Policy 2017 and consider any submissions prior to its adoption. As required by the *Local Government Act 1993*, Council exhibited the Policy for a period of 28 days with a 42 day submission period which concluded on 10 July 2017.

The draft policy was displayed on the "Have your Say" page on Council's website, the Bankstown and Campsie Customer Service Centres and all libraries. Notification of the draft Policy was also advertised in Council's 'Have your say column' in all local newspapers on two separate occasions as required by the Act.

REPORT

The Local Orders Policy assists 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*.

Nine public submissions were received during the exhibition period. One was out of scope for the Local Orders Policy, with the other eight submissions addressing Order 18 (18) – The Keeping of Bees and requesting that Council ensure its criteria reflects that of the NSW Department of Primary Industries.

While on exhibition, some minor administrative changes were made in based on internal feedback respect to Order 18 – The Keeping of Animals and in response to the submissions.

These changes relate to:

- Order 18 (2) - Keeping of Cats
- Order 18 (7) - Keeping of Rabbits
- Order 18 (18) - Keeping of Bees
- Order 18 (22) - Keeping of Native Wildlife

Council is of the view that these amendments are not considered substantial and nor do they alter the intent of the Policy that was previously on public exhibition. As such, further exhibition of the Policy is not required. It is recommended that this Policy and Schedule be adopted as attached. In accordance with the Act, Council is required to give Public Notice of an adopted Local Policy.

Adoption of this Local Orders Policy will supersede all previous related policies adopted by the former Bankstown and Canterbury Councils including: Local Orders Policy and Keeping of Animals – Local Orders Policy.

POLICY IMPACT

Council's Policy Register will be updated to reflect the aligned policy positions and superseded policies outlined in this report.

FINANCIAL IMPACT OF RECOMMENDATIONS

Funding required to administer this policy is available from existing operational budgets.

RECOMMENDATION That -

1. Council adopt the Local Orders Policy 2017.
2. Public Notice of the adopted policy be displayed in local Newspapers and Council's web page.

ATTACHMENTS [Click here for attachments](#)

- A. Local Orders Policy
- B. Local Orders Schedule

Report of the General Manager - 25 July 2017

ITEM 6.5 **Expenses and Facilities Policies**

AUTHOR **Corporate**

ISSUE

To consider a revised Councillor Expenses and Facilities Policy and to adopt a new Senior Staff Facilities Policy.

RECOMMENDATION That -

1. Council endorse the draft Councillor Expenses and Facilities Policy for public exhibition in accordance with the requirements of the Local Government Act 1993.
2. Following public exhibition of the policy any submissions received be reported to Council.
3. Council adopt the Senior Staff Facilities Policy as outlined in this report.
4. That the Mayor be delegated authority to amend the Senior Staff Facilities Policy as required and as recommended by the General Manager.

BACKGROUND

The *Local Government Act 1993*, stipulates that Councils are to adopt a policy concerning the payment of expenses and provision of facilities for Councillors. As such, at the Extraordinary Meeting on 24 May 2016, Council endorsed the Policy for the Payment of Expenses and Provision of Facilities for Councillors.

The Office of Local Government (OLG) has recently circulated a better practice Councillor Expenses and Facilities Policy template for use by NSW Councils. Accordingly, Council has undertaken a review of its current policy and this report presents a revised policy consideration.

Further, a new Senior Staff Facilities Policy has been developed to guide the provision of facilities for Senior Staff.

REPORT

The draft Councillor Expenses and Facilities Policy has been based on the OLG template, and suitably amended to reflect local administrative requirements.

The Policy recognises that the reasonable and appropriate reimbursement of expenses and provision of facilities enables Councillors to fulfil their civic duties. Importantly, the draft Policy ensures accountability and transparency in the administration of such expenses and facilities by establishing clear monetary limits for expenditure and reimbursement. Furthermore, expenses not explicitly addressed in the policy will not be paid or reimbursed.

In keeping with community expectations, and to ensure transparency in its implementation, Council commits to reporting of expenses and facilities to Councillors, as well as the inclusion of regular auditing of expenses under this Policy in Council's Audit Plan.

In accordance with section 253 of the *Local Government Act 1993*, Council is required to give public notice of its intention to amend or adopt a facilities policy, and as such will be placing the draft Policy on public exhibition for a period of 28 days to provide the opportunity for public submissions.

Additionally, a Senior Staff Facilities Policy has been prepared to provide a framework to guide the interpretation of the General Manager and Senior Staff Contracts of Employment to ensure the appropriate allocation of resources to enable Senior Staff to carry out their Council related duties. For clarity, the Senior Staff Facilities Policy is an operational policy, and is not a policy of Council, however it is being reported to Council in the interests of transparency.

It is proposed that this Policy be adopted as attached to the report and in doing so, that Council delegate to the Administrator/Mayor to make necessary amendments from time to time in order to facilitate its implementation.

POLICY IMPACT

Adoption of the Councillor Expenses and Facilities Policy will ensure compliance with Council's legislative obligations. Upon its adoption, the Policy will supersede the previously adopted Policy for the Payment of Expenses and Provision of Facilities for Councillors.

The Senior Staff Facilities Policy is consistent with Council's legislative obligations in respect of Senior Staff.

FINANCIAL IMPACT OF RECOMMENDATIONS

Funding for the implementation of this policy will be made available from Council's adopted budget.

RECOMMENDATION That -

1. Council endorse the draft Councillor Expenses and Facilities Policy for public exhibition in accordance with the requirements of the Local Government Act 1993.
2. Following public exhibition of the policy any submissions received be reported to Council.
3. Council adopt the Senior Staff Facilities Policy as outlined in this report.

4. That the Mayor be delegated authority to amend the Senior Staff Facilities Policy as required and as recommended by the General Manager.

ATTACHMENTS [Click here for attachments](#)

- A. Councillor Expenses and Facilities Policy
- B. Senior Staff Facilities Policy

Report of the General Manager - 25 July 2017

ITEM 6.6 **Update to Council's Instrument of Delegations**

AUTHOR **Corporate**

ISSUE

To consider varying Council's Instrument of Delegations relating to Development Application call up provisions.

RECOMMENDATION

That the Instrument of Delegations, as attached to the report, be adopted.

BACKGROUND

The Instrument of Delegations for Canterbury Bankstown Council was adopted by Council on 24 May 2016 and subsequently amended on 23 August 2016 and 28 March 2017.

REPORT

Section 2 – Limitations of Council's Instrument of Delegations gives the General Manager authority to determine development applications (DA) under Part 4 of the Environmental Planning and Assessment Act 1979, subject to the exceptions listed.

Sections 2.2 (e) and 2.2 (1) of the Instrument provides exceptions to the General Manager's delegation to determine a DA. Under these sections, the General Manager must refer a DA to Council for determination if he receives notification in writing from at least two Councillors to do so. The notification must include reasons why the application should be reported to Council.

Council at its meeting on 26 July 2016 resolved to establish the Canterbury – Bankstown Independent Hearing and Assessment Panel (IHAP). The IHAP was given delegated authority by Council to determine DAs referred to it by the General Manager.

As a consequence of Council's resolution to provide authority to IHAP to determine DAs, the call up provisions become redundant. Therefore, it is proposed to amend Section 2.2(e) and 2.2(1) of the Instrument of Delegation to provide that where a request is received from two Councillors (supported by a planning justification), DA's can be referred to the IHAP for determination to maintain Councillor call up provisions.

POLICY IMPACT

There are no policy impacts arising from the adoption of this report.

FINANCIAL IMPACT OF RECOMMENDATIONS

There are no financial impacts arising from the adoption of this report.

RECOMMENDATION

That the Instrument of Delegations, as attached to the report, be adopted.

ATTACHMENTS [Click here for attachment](#)

A. Draft - Instrument of Delegations

Report of the General Manager - 25 July 2017

ITEM 6.7 Adoption of the Floodplain Risk Management Study and Plan for Sub-Catchments of the Mid Georges River

AUTHOR City Future

ISSUE

This report seeks the adoption of the Mid Georges Floodplain Risk Management Study and Plan following community consultation.

RECOMMENDATION That -

1. The community consultation and input of the community and stakeholders to the study be noted.
2. Council adopt the Floodplain Risk Management Study and Plan for the Mid Georges River, including the Waterways and Water Quality Improvement Plan (Attachment A).
3. A future report on the LEP and DCP amendments be provided to Council.

BACKGROUND

The catchments of the Mid-Georges River includes the entire suburbs of Bankstown Airport, Milperra, Panania, East Hills, Picnic Point, Revesby Heights and parts of Georges Hall, Bass Hill, Yagoona, Condell Park, Revesby, Padstow and Padstow Heights.

In 2012, the former Bankstown City Council commenced the preparation of a Floodplain Risk Management Study and Plan (FRMS&P) for the sub-catchments of the Mid Georges River. The objective of the FRMS&P was to identify floodplain management activities to improve flood planning and investigate possible mitigation options.

Since then extensive consultation has occurred including:

- Letters being sent to around 7,600 property owners affected by flooding;
- Some 855 questionnaires being returned from community members;
- 525 property owners registering their interest in the FRMS&P with 51 property owners attending one of six initial flood information sessions in 2013;
- A further two information sessions being held for residents of the Carinya Road area with 30 people attending these initial sessions in 2013;
- Public Exhibition of the Draft FRMS&P from 30 September 2016 to 11 November 2016;
- 525 letters being sent to properties owners that previously registered an interest in the public exhibition;

- 19 property owners attending one of three general information sessions on the draft FRMS&P; and
- A further 18 property owners attending one of two targeted sessions being held for residents of the Carinya Road area.

The information provided by the flood studies, community questionnaires and flood information sessions were used to prepare and finalise the FRMS&P.

REPORT

Recommended Management Actions

It is important to note that not all flooding problems in the study area have been alleviated. A complete solution to the flooding problem is not cost effective from a floodplain management perspective. However, problems can be reduced gradually over time as sensible redevelopment occurs in accordance with Council's planning controls.

A summary of the proposed management actions to reduce flood risk and their priority are provided in Attachment B. These actions generally cover the following areas:

1. Flood Modification Actions:

As part of the study, 25 flood modification options were formulated and the performance of each option assessed in detail against technical, economic, social and environmental considerations. Eight flood modification options were considered viable and these have been recommended as part of the plan. Examples include detention basins, channel improvements and culvert and drainage works.

2. Planning Control changes:

As it is not possible to alleviate all flooding, a range of actions have been proposed to manage flood risks associated with future development. Examples include amendments to the Development Control Plan and Local Environment Plan (LEP) (see below for specific changes in relation to Carinya Road).

3. Environmental Actions:

A range of actions are also proposed that would enhance Council's waterways and improve the water quality of runoff from the catchment. Council can apply for funding through the Coastal Management Program for the implementation of these actions.

4. Other Actions:

A range of other actions have been recommended in the plan which are catchment wide. Examples include public education, emergency management, flood forecasting and warning.

Planning Control Changes to the Carinya Road Area

The Carinya Road area is zoned R2 Low Density Residential under Bankstown LEP 2015. The uses permitted in this zone are extensive and include child care centres, hospitals, secondary dwellings, seniors housing, boarding houses, group homes and emergency service facilities - all of which are incompatible with the high flood risk applicable to the area.

The review of the DCP indicated:

- The intent of the controls is to limit the potential to raise expectations for additional dwellings and sensitive land uses beyond developing vacant lots or in discreet locations where evacuation considerations could readily be achieved, and to outline the manner in which subdivision and further development could acceptably proceed.
- LEP 2015 proposes a maximum building height standard of 9m in the Carinya Road area which makes the DCP height standard superfluous.
- The land uses that are prohibited in the DCP (noted above), are inconsistent with the provisions of LEP 2015 and the LEP prevails to the extent of the inconsistency.

As a result of the review, specific planning changes are proposed to clarify the special nature of Carinya Road to strengthen the basis for the merit assessment of development applications and simplification of the DCP including:

- Amending LEP 2015 to adopt a new E4 Environmental Living zone for the Carinya Road area, which prohibits those land uses of concern, and contains objects that reflect the specific flooding and environmental constraints of the area, and establishing a minimum lot size of 1,000m² consistently across all existing housing lots to simplify the planning controls in the LEP that apply to the area.
- Amend the Bankstown DCP to delete the provisions referring specifically to the Carinya Road, and rely on the provisions applying to the balance of the Georges River Floodplain.

Revesby Council Facility

A specific recommendation in the plan relates to Council's existing facility in Revesby which is leased to a preschool. When the lease for the preschool expired in December 2015, a month by month leasing arrangement began. Due to the significant flood risk in this location, the study recommends that Council cease leasing the premises for its current usage and consider rezoning the land from low density residential to a zoning appropriate with the risk. The preschool have been notified of the study and its recommendations. Council will work with the preschool during this transition period.

Community Consultation

The draft Mid Georges River FRMS&P was placed on public exhibition from 30 September to 11 November 2016 in four locations across the local government area. There were 525 parties who previously registered ongoing interest in the study, plus 78 ratepayers in the Carinya Road area and 25 government and business stakeholders were formally notified of the exhibition and invited to an information session. Five information sessions were held, with 37 stakeholders attending overall. Eleven formal submissions were received by Council, a summary of these submissions can be found in Attachment C. After consideration of the questions and issues raised, no significant changes to the FRMS&P were identified, though amendments of a minor nature were made.

Endorsement by the Floodplain Management Committee

On 29 June 2017, the finalised FRMS&P was presented to the Floodplain Management Committee for consideration. The Committee endorsed the report and recommended that Council adopt the FRMS&P.

POLICY IMPACT

The FRMS&P recommends the following changes to the Bankstown LEP and DCP which would result in a policy change to the planning controls in the Carinya Road area:

- Housing lots in Carinya Road area be rezoned to E4 Environmental Living, with a minimum lot size of 1000m² being applied consistently across all existing housing lots.
- If the rezoning is approved by the Department of Planning and Environment, then Council can remove the detailed provisions in the DCP that refer to Carinya Road specifically, with the general provisions relating the Georges River applying thereafter.

FINANCIAL IMPACT OF RECOMMENDATIONS

The Plan identifies future works which will be funded through the normal budget and Operational Plan processes.

RECOMMENDATION That -

1. The community consultation and input of the community and stakeholders to the study be noted.
2. Council adopt the Floodplain Risk Management Study and Plan for the Mid Georges River, including the Waterways and Water Quality Improvement Plan (Attachment A).
3. A future report on the LEP and DCP amendments be provided to Council.

ATTACHMENTS [Click here for attachments](#)

- A. Floodplain Risk Management Study and Plan for Mid Georges River
- B. Summary of Proposed Management Actions
- C. Summary of Formal Submissions and Councils Response

Report of the General Manager - 25 July 2017

ITEM 6.8 **Alcohol Free Zone and Alcohol Prohibited Areas Renewal**

AUTHOR **Corporate**

ISSUE

The *Local Government Act 1993* requires Councils to review established Alcohol Free Zones every four years. This report seeks to align the expiry dates of Alcohol Free Zones and Alcohol Prohibited Areas across the five wards of the Canterbury-Bankstown Local Government Area.

RECOMMENDATION

That Council place the proposed Alcohol Free Zone and Alcohol Prohibited Area locations on public exhibition and that the matter be reported to Council to consider any submissions.

BACKGROUND

As part of Council's commitment to providing its community with a safe environment, the *Local Government Act 1993* allows Council to administer and manage the consumption of alcohol through the establishment of Alcohol Free Zones (AFZ) and Alcohol Prohibited Areas (APA) within the Canterbury-Bankstown local government area.

The establishment of AFZs and APAs assist with:

- discouraging anti social behaviour and social disturbances related to the consumption of alcohol in public spaces.
- deterring irresponsible street drinking to incidents involving serious crime through prevention techniques.

An AFZ can be established by Councils in public roads, footpaths and car parks, where consumption of alcohol is prohibited. The maximum duration of an AFZ is four years and may be re-established at the conclusion of the original period at Council's discretion. An APA can be established in public places, or part of a public place, and include parks or reserves, or other public space that has been established by Council where the consumption of alcohol is prohibited. APAs do not have a maximum duration date.

REPORT

The established AFZs and APAs zones across the former City of Canterbury expired on 18 April 2017. The AFZs across the former City of Bankstown will expire between April and June 2018.

At the Community Safety Advisory Committee meeting held on 22 May 2017, discussions took place around the effectiveness of the zones. Despite enforcement rates in the zones being minimal, committee members, including representatives from the three Local Area Commands (LACs) located within the Canterbury-Bankstown local government area, agreed that retention of the zones would be beneficial.

Ashfield, Campsie and Bankstown LACs and the Police Transport Command have subsequently undertaken a review of existing zones in the former Canterbury and Bankstown local government areas and it is proposed to maintain the existing AFZ and APA zones;

Existing Alcohol Free Zones

| | |
|---------------|--|
| Bankstown CBD | Including Bankstown City Plaza, South Terrace from Bankstown City Plaza to West Terrace, Marion Street from Depot Place to Chapel Road near Kitchener Parade, Greenfield Parade, Chapel Road from Olympic Parade to Bankstown City Plaza (Bankstown LAC) |
| Belmore | Tobruk Avenue, the full length of the footpath between Burwood Road and Terry Lamb Reserve (Campsie LAC) |
| Belmore | The public car park adjoining Tobruk Avenue (Campsie LAC) |
| Campsie | The full length of Anglo Road, Carrington Square, Anzac Park and Anglo Mall between Loch Street and Beamish Street (Campsie LAC) |
| Chester Hill | Chester Hill Road between Proctor Parade and Waldron Road, Waldron Road and Frost Lane between Campbell Hill Road and Chester Hill Road, Bent street from Waldron Road to Frost Lane, and Wellington Road between Patricia Street and Chester Hill Road (Bankstown LAC) |
| Chester Hill | Miller Road between Goonaroi Street and the Bennet Street roundabout including part of Bennet Street (Bankstown LAC) |
| Croydon Park | Croydon Avenue between the Cooks River and Albert Road (Ashfield LAC) |
| East Hills | Maclaurin Avenue between Park Road and Broe Avenue, Broe Avenue between Maclaurin Avenue and Thompson Lane, Thompson Lane and the included carpark (Bankstown LAC) |
| Georges Hall | Georges Crescent and Haig Ave town centre, including Birdwood Lane (Bankstown LAC) |
| Milperra | Pozieres Avenue between Cowper Lane and part Amiens Avenue, (Bankstown LAC) |
| Milperra | Ashford Avenue and Bullecourt Avenue footpath surrounding Ashford Village Shopping Centre (Bankstown LAC) |
| Milperra | Newland Avenue along the length of Newland Reserve (Bankstown LAC) |
| Panania | Anderson Avenue between Tower Street and Marco Avenue, Tower Street from Newbery Lane to Tower Street car park, including Robyn Lane, Peffer Street from Anderson Avenue to Peffer Street car park, car parks are inclusive of the alcohol free zone (Bankstown LAC) |
| Revesby | Marco Avenue and Selems Parade from Polo Street to The River Road, Matts Avenue, Haydock Lane, Service Lane, Blamey Place, Revesby Place, Blamey Street and Macarthur Avenue from The River Road to Revesby Place, the River Road from Macarthur Ave to Haydock Lane (Bankstown LAC) |

| | |
|------------|--|
| Riverwood | Josephine Street, between Belmore and Bonds Roads (Campsie LAC) |
| Riverwood | Keats Avenue (Campsie LAC) |
| Wiley Park | The full length of King Georges Road including the footways between the Boulevard and Lakemba Street (Campsie LAC) |
| Wiley Park | The full length of Stanlea Parade between Wiley Lane and King Georges Road (Campsie LAC) |
| Yagoona | Hume Highway surrounding Yagoona Train Station and carpark pathways (Bankstown LAC) |

Existing Alcohol Prohibited Areas

| | |
|--------------|-------------------------------------|
| Ashbury | Peace Park (Ashfield LAC) |
| Campsie | Carrington Square (Campsie LAC) |
| Campsie | Loft Gardens (Campsie LAC) |
| Campsie | Anzac Park (Campsie LAC) |
| Campsie | Harold Street Reserve (Campsie LAC) |
| Clemton Park | Yatama Reserve (Campsie LAC) |
| Belfield | Rudd Park (Campsie LAC) |
| Belmore | Terry Lamb Reserve (Campsie LAC) |
| Lakemba | Peel Park (Campsie LAC) |
| Punchbowl | Warren Reserve (Campsie LAC) |
| Punchbowl | Rest Reserve (Campsie LAC) |
| Riverwood | Bennett Park (Campsie LAC) |
| Wiley Park | Wiley Park (Campsie LAC) |

It is also proposed to add seven AFZ and APA locations throughout the local government area;

| | |
|----------------|--|
| Canterbury | The full length of Broughton Street from Canterbury Road to the Cooks River, and Jeffery Street from Canterbury Road to John Street (AFZ) (Ashfield LAC) |
| Canterbury | Campbell Oval (APA) (Ashfield LAC) |
| Canterbury | Pat O'Connor Reserve (APA) (Ashfield LAC) |
| Croydon Park | Croydon Park (APA) (Ashfield LAC) |
| Earlwood | Hughes Park (APA) (Ashfield LAC) |
| Earlwood | Girraween Park (APA) (Ashfield LAC) |
| Hurlstone Park | Warwick Reserve (APA) (Ashfield LAC) |
| Panania | 77 Anderson Ave, the public space surrounding Panania Library, Senior Citizens Centre and Early Childhood Centre (APA) (Bankstown LAC) |

In accordance with the *Local Government Act 1993*, Council must publicly exhibit the proposed locations as outlined in the attached maps for AFZ and APA for a period of 30 days. Following exhibition, the matter will be reported to Council in order to consider any submissions before the Alcohol Free Zones and Alcohol Prohibited Areas Policy is adopted.

POLICY IMPACT

Council's Policy register will be updated to reflect the aligned policy positions and the superseded policies as outlined in this report.

FINANCIAL IMPACT OF RECOMMENDATIONS

The estimated cost to supply and install signage (\$13,500) is available in the Budget.

RECOMMENDATION

That Council place the proposed Alcohol Free Zone and Alcohol Prohibited Area locations on public exhibition and that the matter be reported to Council to consider any submissions.

ATTACHMENTS [Click here for attachment](#)

A. Alcohol Free Zones

Report of the General Manager - 25 July 2017

ITEM 6.9 Cash and Investment Report as at 30 June 2017

AUTHOR Corporate

ISSUE

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

RECOMMENDATION That -

1. The Cash and Investment Report as at 30 June 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 are now managed in accordance with Council's recently adopted investment policy (May 17). The report below provides a consolidated summary of Council's total cash investments.

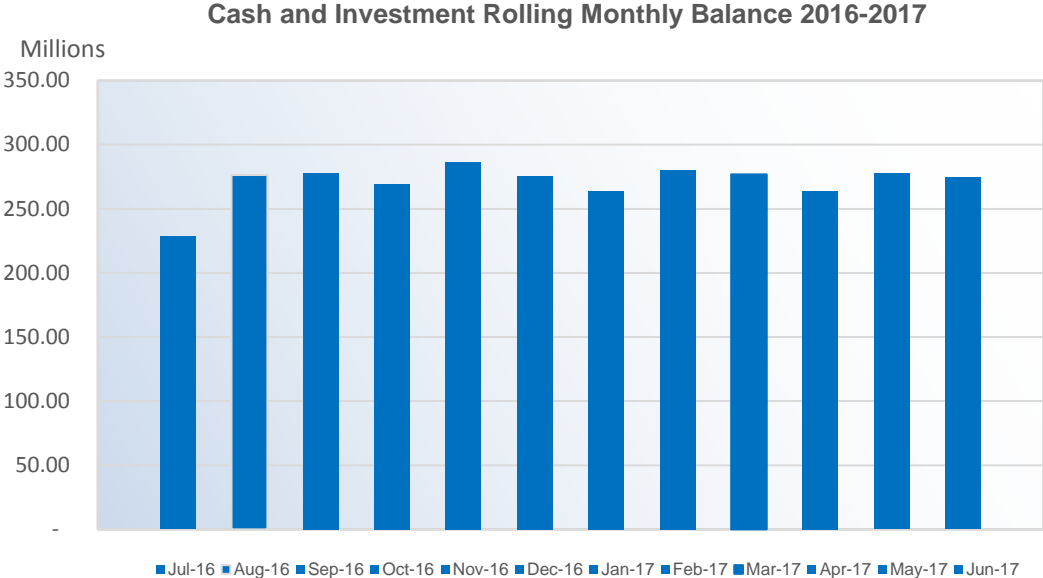
REPORT

Cash and Investment Summary – as at 30 June 2017

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

| Cash and Investments | \$ |
|-----------------------------------|--------------------|
| Cash at Bank | 1,292,195 |
| Deposits at Call | 37,708,492 |
| Term Deposits | 209,263,000 |
| Floating Rate Notes | 26,001,485 |
| Total Cash and Investments | 274,265,172 |

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.



A summary of Council’s investment interest income earned for the period to 30 June 2017 is as follows:

| Interest Income | June 2017 \$ | Year-to-date June 2017 \$ |
|------------------------|-----------------|---------------------------------|
| Budget | 577,066 | 6,924,793 |
| Actual Interest | 651,545 | 7,770,951 |
| Variance | 74,479 | 846,158 |
| Variance (%) | 12.91% | 12.22% |

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 reflect the March revision adopted at the May 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 |
| Working Capital Funds (0-3 months) | 23 |
| Short Term (3-12 months) | 25 |
| Short – Medium (1-2 years) | 18 |
| Medium (2-5 years) | 34 |
| Long Term (5-10 years) | 0 |
| Total Cash and Investments | 100% |

| Overall Portfolio by Investment Type | |
|---|------------------------------|
| | Actual % of Portfolio |
| Cash at Bank | 0.5 |
| Deposits at Call | 13.7 |
| Term Deposits | 76.3 |
| Floating Rate Notes | 9.5 |
| Total Cash and Investments | 100% |

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 Councils' Cash Investments Policies.

POLICY IMPACT

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

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 June 2017 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

ATTACHMENTS [Click here for attachment](#)

- A. CPG Research & Advisory June 2017 Monthly Investment Report

Report of the General Manager - 25 July 2017

ITEM 6.10 **Release of Covenant - 23 Undercliffe Road, Earlwood**

AUTHOR **Corporate**

ISSUE

To consider the removal of a public positive covenant registered on title of 23 Undercliffe Road, Earlwood.

RECOMMENDATION That -

1. The release of the covenant on title to the property 23 Undercliffe Road Earlwood, requiring completion of landscaping works in accordance with the determination of DA-58/2005, be approved.
2. The Administrator and General Manager be delegated authority to sign all documents under the Common Seal of Council, as required.

BACKGROUND

Deposited Plan 1113131, applicable to the properties 23 and 23a Undercliffe Road Earlwood, was registered on 14 June 2007. It made provision on its registration, pursuant to Section 88B of the Conveyancing Act for, among other things, the creation of a public positive covenant, in favour of Council, providing for the completion of then incomplete landscaping works associated with the development.

The covenant cannot be released, varied or modified without Council's approval.

REPORT

The owner of 23 Undercliffe Road has approached Council requesting the covenant's extinguishment, advising the required landscaping works have been completed. The work has been carried out in accordance with DA-58/2005's associated approved landscape plan.

The owner has agreed to meet Council's legal expenses in having the instrument removed from the title of the property.

POLICY IMPACT

Adoption of the recommendation will have no policy impact for Council.

FINANCIAL IMPACT OF RECOMMENDATIONS

Adoption of the recommendation will have no financial impact for Council.

RECOMMENDATION That -

1. The release of the covenant on title to the property 23 Undercliffe Road Earlwood, requiring completion of landscaping works in accordance with the determination of DA-58/2005, be approved.
2. The Administrator and General Manager be delegated authority to sign all documents under the Common Seal of Council, as required.

ATTACHMENTS

Nil

Report of the General Manager - 25 July 2017

ITEM 6.11 Release of Easement to Drain Water and Right of Public Footway at 2 - 26 Haldon Street, Lakemba

AUTHOR Planning

ISSUE

To consider the release of a redundant Easement to Drain Water 1.5m wide and Right of Public Footway 4.34m wide and variable width at 2 – 26 Haldon Street, Lakemba.

RECOMMENDATION

That Council consent to the release of the Easement to Drain Water 1.5m wide and Right of Public Footway 4.34m wide and variable width at 2 – 26 Haldon Street, Lakemba.

BACKGROUND

Development consent was issued for DA-183/2014 by the former Canterbury Council on 24 September 2014, for the Demolition of the existing structures and the construction of a mixed use development containing residential apartments, supermarket tenancy, retail tenancies and basement car parking at 2-26 Haldon Street, Lakemba.

The development was proposed over and adjacent to an existing Easement to Drain Water 1.5m wide, draining private property and a Right of Public Footway 4.34m wide and variable width. 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 right of footway has been removed, as the existing building has been demolished and replaced with a new use, no longer making the Right of footway useable. The Council Development Consent granted approval for the developer to remove and relocate the drainage pipeline and required the developer to create a new easement over the new pipeline to benefit the Council.

REPORT

A new 375mm diameter diversion stormwater pipeline was constructed by the developer. A Works-As-Executed plan was submitted identifying the location of the recently constructed drainage pipe, therefore rendering the existing Easement to Drain Water as redundant. The redundant easement is highlighted in Attachment A.

The developer has proposed to create a new Easement to Drain Water 1.0m, 1.7m and 2.0m wide vide Application S88B S88-10/2017 submitted to Council for endorsement. This is a requirement of the Development Consent and must be completed prior to the issue of the Final Occupation Certificate. The developer will provide Council with the requisite easement release documents under separate application upon the Council Resolution to do so.

As the existing Easement to Drain Water and Right of Public Footway are now redundant and a new Easement to Drain Water is to be created under Application S88B application S88-10/2017, it is reasonable to proceed with the endorsement of the relevant easement release documents which will release the existing Easement to Drain Water 1.5m wide and Right of Public Footway 4.34m wide and variable width at the time of application.

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 Easement to Drain Water 1.5m wide and Right of Public Footway 4.34m wide and variable width at 2 – 26 Haldon Street, Lakemba.

ATTACHMENTS [Click here for attachment](#)

- A. Redundant Easement to Drain Water and Right of Public Footway

Report of the General Manager - 25 July 2017

ITEM 6.12 **Riverwood North VPA - New Library/Cafe, Community Hub and Associated Car Parking Areas**

AUTHOR **Corporate**

ISSUE

This report seeks an Operational land classification for the soon to be acquired and completed library/café, community hub and car parking spaces within the Riverwood North Trinity complex, and to commence negotiations for the lease of the café.

RECOMMENDATION That -

1. In accordance with the Local Government Act 1993, public notice be given of the proposal to classify the land as operational, as detailed in the report.
2. At the conclusion of the public exhibition period, a further report be presented to Council with details of any submissions received.
3. The General Manager be given delegated authority to negotiate a lease for the café as detailed in the report.

BACKGROUND

In accordance with the conditions of the Voluntary Planning Agreement between Council and Payce Communities No 4 Pty Ltd (Payce) related to the Riverwood North Urban Renewal Project, Council will (following completion of construction) accept a transfer of the stratum lot corresponding to the new library/cafe and community hub (and associated car parking spaces) within the Trinity building currently under construction by Payce at the corner of Washington Avenue and Kentucky Road at Riverwood.

On transfer of the land to Council's ownership, Council will need to consider its public land classification for the purposes of the NSW *Local Government Act 1993*.

The Local Government Act states that unless Council resolves within three months after the date of acquisition that the land be classified as Operational, the land's classification will "default" to a community classification. Section 34 of the Act requires any proposed resolution to classify the land as Operational be subject to public exhibition.

REPORT

Land Classification

It is considered that the land should be classified as Operational land for the following reasons:

- To maintain consistency with the way in which other public land, on which facilities such as libraries and community halls are located, is classified.
- The future use and management of the land is not consistent with a community classification, which is more suited to parks and reserves.

Accordingly, it is recommended that Council endorse the following proposed resolution and it be made the subject of public notice for the purposes of Section 31 of the Local Government Act.

That the land at the corner of Washington Avenue and Kentucky Road, Riverwood (Lot 2 in DP 1228475), being the new library/café, community hub and associated car parking component of the Trinity building be classified as operational land for the purposes of Part 2 of Chapter 6 of the Local Government Act 1993 (NSW).

Following public exhibition, a further report will be submitted to Council, detailing any submissions received.

Café Lease

As detailed above, Council will soon take ownership of a café (cold shell) as part of the VPA with Payce Communities. The café has an area of 60 square metres and adjoins the library.

The not-for-profit Payce Foundation has created a social enterprise, pop-up youth café at Riverwood North, known as Kick Start Cafe. The Café employs local young people through a training and employment pathways program. The program provides trainees with work experience, vocational education, mentoring and life skills. At the completion of the program, participants are provided with support so they can transition to employment or obtain further training. Since the Kick Start Café commenced operating three years ago, ten young people have completed the training and obtained jobs in the hospitality industry.

The Kick Start Café model has proved to be successful and has provided tangible benefits to the residents of Riverwood North. It is therefore suggested that Council negotiate with the Payce Foundation to establish a similar community venture for the Council café site, to replace the existing pop-up café. Negotiations would be based on a maximum lease term of five years, with Payce Foundation responsible for fitout costs (estimated to be \$150,000). In return for funding the fitout of the café, Council would accept a peppercorn rental.

The land management provisions of the Local Government allow for Councils to enter into lease arrangements in respect of community classified land with not for profit groups, without the need to go to tender for the lease. Even though the Café is proposed to be classified as Operational Land, the recommended action to negotiate with Payce Foundation is consistent with the Act's more stringent provisions for community classified land.

POLICY IMPACT

This report has no policy impact.

FINANCIAL IMPACT OF RECOMMENDATIONS

This report has no financial impact.

RECOMMENDATION That -

1. In accordance with the Local Government Act 1993, public notice be given of the proposal to classify the land as operational, as detailed in the report.
2. At the conclusion of the public exhibition period, a further report be presented to Council with details of any submissions received.
3. The General Manager be given delegated authority to negotiate a lease for the café as detailed in the report.

ATTACHMENTS

Nil

Report of the General Manager - 25 July 2017

ITEM 6.13 Council submission to the Sydney West Metro Consultation

AUTHOR City Future

ISSUE

The NSW government has commenced consultation on the recently announced Metro West project which will connect Sydney CBD to Parramatta. The report recommends a submission be made on possible implications on the Sydenham to Bankstown Metro.

RECOMMENDATION That -

1. Council provides a submission to the West Metro consultation outlining the concerns raised in this report.
2. Council continue to advocate for undergrounding of the metro and heavy rail line interchange at Bankstown Station.

BACKGROUND

North West, City and South West Metro

Sydney Metro is Australia's biggest public transport project, extending from Rouse Hill (Northwest) through the Sydney CBD to Bankstown (City and Southwest).

The Stage 1 North West Metro runs from Rouse Hill to Chatswood delivering eight new railway stations. The project includes 15 kilometre twin tunnels between Bella Vista and Epping at a total cost of \$1.15 billion. This involves building the longest railway tunnels to ever be built in Australia.

The next stage from Chatswood to Sydenham includes 15.5-kilometre twin railway tunnels. New stations will be delivered at Crows Nest, Victoria Cross, Barangaroo, Martin Place, Pitt Street and Waterloo along with new underground platforms at Central Station.

The stage from Sydenham to Bankstown will continue at-grade within the existing rail corridor with no tunnels proposed and upgrades to existing stations.

Sydney West Metro

Recently an additional connection from Parramatta to Sydney City (West Metro) was also announced.

The West Metro will service four key precincts including Parramatta, Sydney Olympic Park, The Bays Precinct and the Sydney CBD, with up to 12 stations along its route. It is proposed to be operational in the second half of the 2020s.

The project is expected to be built largely underground (25km of twin tunnels) with estimates of the cost of the project to total at least \$10 billion.

The line is currently in concept development and TfNSW has recently commenced stakeholder consultation on values, issues and preferred station locations.

REPORT

While the proposed Sydney West Metro does not directly impact on the Canterbury Bankstown area, information released to date reinforces concerns that the Sydenham – Bankstown Metro line is being designed and budgeted to a lower standard than the other lines, and does not deliver the potential benefits possible from this major infrastructure investment.

The following concerns have been identified:

1. The proposed West Metro was not identified in the NSW Governments Long Term Transport Masterplan (2012) or the Strategic Plan, Growing Sydney (2014).
2. While any new public transport is supported to address the growth of Sydney the proposed West Metro appears to be reinforcing travel patterns of last century directing movement in to the Sydney CBD.
3. Modern Cities need varied travel movements. Sydney has a clear lack of transport options north south. As noted above there was no mention of the West Metro in the previous Government Transport Planning. Both these plans did highlight the need for light rail, including a connection from Parramatta to Bankstown. This no longer appears in the Draft District Plans.
4. There are concerns over the major cost of this proposed new Metro (in excess of \$10 billion) while at the same time there is a reluctance of the Government to consider the undergrounding of a small section of the Sydenham to Bankstown to unlock the Bankstown CBD.

The Metro has the potential to deliver huge benefits to metropolitan Sydney, including Canterbury-Bankstown. In addition to improved transport services the Metro project will provide a once in a lifetime opportunity to transform the City's town centres and deliver modern, liveable places.

However this will only be achieved if the South West is given the same level of investment and focus to maximize the benefits possible from this new infrastructure.

It is proposed that a submission be made as part of the consultation on the West Metro outlining the matters raised in this report.

POLICY IMPACT

There are no policy implications in adoption of this report

FINANCIAL IMPACT OF RECOMMENDATIONS

There are no financial implications in adoption of this report.

RECOMMENDATION That -

1. Council provides a submission to the West Metro consultation outlining the concerns raised in this report.
2. Council continue to advocate for undergrounding of the metro and heavy rail line interchange at Bankstown Station.

ATTACHMENTS

Nil

Report of the General Manager - 25 July 2017

ITEM 6.14 Sydenham to Bankstown Urban Renewal Corridor and South West Metro Line - Status Report

AUTHOR City Future

ISSUE

This report provides a status of the proposed Sydenham to Bankstown Metro and Urban Renewal Corridor.

RECOMMENDATION That -

1. Council notes the status of the Sydenham to Bankstown Metro line and Urban Renewal Corridor projects.
2. Council allocate resources to respond to and plan for the metro and urban renewal corridor initiatives as outlined in this report.

BACKGROUND

On 23 May 2017 Council adopted a report titled "Sydenham to Bankstown Urban Renewal Corridor". The report recommended that Council "allocate sufficient resources and funds as part of the quarterly review process to respond to the matters outlined in this report".

REPORT

Transport for NSW (TfNSW) is preparing designs to construct a new metro line along the Sydenham to Bankstown corridor (the South West Metro). As outlined in the May 2017 Report, Council is continuing to advocate for improvements to the designs of stations along the corridor.

At its May 2017 meeting, Council resolved to 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.

The meeting was held on 21 July 2017.

State and Federal Members were given the opportunity to hear about the benefits a coordinated response between transport and urban renewal can bring.

An overview was also given on an alternative vision for Bankstown including an underground station that enables the divided city to be integrated and develop to its full, urban potential. This approach would have the following benefits for our City and the broader South West:

- Undergrounding ensures that land above the corridor can be utilised for renewal development and the creation of new civic spaces which support urban growth and create liveable places.
- The undergrounding at Bankstown Station provides the opportunity for a future connection to Liverpool and further on to Western Sydney Airport (WSA) as identified in the *Western Sydney Rail Need Study Discussion Paper*. Projects should explore and develop scenarios which include connections to important strategic employment centres (such as WSA) and build these into the project design.

Council will prepare a submission to the South West Metro Environmental Impact Statement due to be exhibited before the end of the year.

In addition, 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.

The revised Sydenham to Bankstown Urban Renewal Corridor Strategy has now been placed on exhibition by the Department of Planning and Environment. A number of changes have been made to the draft strategy since it was first released in October 2015. The submissions period closes on 3 September 2017.

Council staff are currently reviewing the draft strategy and preparing a submission. However, as the submission period ends close to the Council elections scheduled for 9 September 2017, Council has sought an extension to ensure that the newly elected Council will have an opportunity to comment.

Council will encourage the community to make submissions on the draft strategy.

These two projects will drive transformative change in the Sydenham to Bankstown Corridor over the next 20-30 years, and be the primary source of housing and jobs growth in our local government area over that time.

In the coming months Council will comment on and advocate for better outcomes on a range of State Government reports including:

- Sydney Metro Environmental Impact Statement (due to be exhibited this year) and subsequent stages.
- Urban Renewal Corridor Draft Strategy (currently on exhibition)
- Urban Renewal Corridor Final Strategy and subsequent action plan

However it is evident that significant resources and investigations will be required over the next five or more years as Council works through the delivery and implementation of the Strategy and Metro construction.

To adequately respond to this, reports, specialist studies and investigations will be required to advocate for best outcomes for communities along the proposed metro and adjacent urban renewal corridor. To provide this work it is proposed Council's establishment be increased by four full time equivalent to fulfill our strategic planning and urban design responsibilities.

POLICY IMPACT

Nil

FINANCIAL IMPACT OF RECOMMENDATIONS

An adjustment of the budget is required as part of the next quarterly review to cover the full time equivalent increase. Alternative funding sources will be explored to offset costs where possible.

RECOMMENDATION That -

1. Council notes the status of the Sydenham to Bankstown Metro line and Urban Renewal Corridor projects.
2. Council allocate resources to respond to and plan for the metro and urban renewal corridor initiatives as outlined in this report.

ATTACHMENTS

Nil

7 COMMITTEE REPORTS

The following items are submitted for consideration -

| | | |
|-----|---|-----|
| 7.1 | Minutes of the Audit and Risk Committee Meeting held on 28 June 2017 | 119 |
| 7.2 | Minutes of the Universal Access Advisory Committee Meeting held on 29 June 2017 | 121 |
| 7.3 | Minutes of the Floodplain Management Committee Meeting held on 29 June 2017 | 123 |
| 7.4 | Minutes of the Canterbury Branch and Bankstown Branch Traffic Committee meetings held on 11 July 2017 | 125 |

Committee Reports - 25 July 2017

ITEM 7.1 **Minutes of the Audit and Risk Committee Meeting held on 28 June 2017**

AUTHOR **Corporate**

ISSUE

Recommendations of the Audit and Risk Committee.

RECOMMENDATION

That the recommendations contained in the minutes of the Audit and Risk Committee meeting held on 28 June 2017, be adopted.

REPORT

Attached are the minutes of the Audit and Risk Committee meeting held on 28 June 2017. This was the third meeting of the Audit and Risk Committee of the City of Canterbury Bankstown.

The resolutions of the Committee are in line with the scope and objectives outlined in the Terms of Reference.

RECOMMENDATION

That the recommendations contained in the minutes of the Audit and Risk Committee meeting held on 28 June 2017, be adopted.

ATTACHMENTS [Click here for attachment](#)

A. Minutes - Audit and Risk Committee Meeting - 28 June 2017

Committee Reports - 25 July 2017

ITEM 7.2 **Minutes of the Universal Access Advisory Committee Meeting held on 29 June 2017**

AUTHOR **Corporate**

ISSUE

Minutes of the Universal Access Advisory Committee.

RECOMMENDATION

That the minutes of the Universal Access Advisory Committee meeting held on 29 June 2017 be adopted.

REPORT

On 25 October 2016, Council resolved to re-establish the Universal Access Advisory Committee. This Community Advisory Committee has powers to make recommendations but not decisions. Attached are the minutes from its meeting held on 29 June 2017.

FINANCIAL IMPACT OF RECOMMENDATIONS

This report has no financial implications.

RECOMMENDATION

That the minutes of the Universal Access Advisory Committee meeting held on 29 June 2017 be adopted.

ATTACHMENTS [Click here for attachments](#)

- A. Minutes of the Universal Access Advisory Committee meeting held on 29 June 2017
- B. Action requested status

Committee Reports - 25 July 2017

ITEM 7.3 **Minutes of the Floodplain Management Committee Meeting held on 29 June 2017**

AUTHOR **City Future**

ISSUE

Recommendations of the Floodplain Management Committee.

RECOMMENDATION

That the minutes of the Floodplain Management Committee meeting held on 29 June 2017, be adopted.

REPORT

Attached are the minutes of the Floodplain Management Committee meeting held on 29 June 2017. This was the first meeting of the Floodplain Management Committee of the City of Canterbury Bankstown.

The resolutions of the Committee are in line with the scope and objectives outlined in the Terms of Reference.

POLICY IMPACT

The adoption of the Floodplain Risk Management Study and Plan for Sub-Catchments of the Mid Georges River has policy impacts and these are detailed in a separate Council report.

FINANCIAL IMPACT OF RECOMMENDATIONS

The adoption of the Floodplain Risk Management Study and Plan for Sub-Catchments of the Mid Georges River has financial implications and these are detailed in a separate Council report.

RECOMMENDATION

That the minutes of the Floodplain Management Committee meeting held on 29 June 2017, be adopted.

ATTACHMENTS [Click here for attachment](#)

- A. Minutes of the Floodplain Management Committee Meeting of 29 June 2017

Committee Reports - 25 July 2017

ITEM 7.4 **Minutes of the Canterbury Branch and Bankstown Branch Traffic Committee meetings held on 11 July 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 11 July 2017, be adopted.

BACKGROUND

Attached are the minutes of the Canterbury Branch Traffic Committee and Bankstown Branch Traffic Committee meetings held on 11 July 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 11 July 2017, be adopted.

ATTACHMENTS [Click here for attachments](#)

- A. Minutes of the Canterbury Branch Traffic Committee meeting held on 11 July 2017
- B. Minutes of the Bankstown Branch Traffic Committee meeting held on 11 July 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 items are submitted for consideration -

- | | | |
|-----|---|-----|
| 9.1 | LGNSW Cost Shifting Report for 2015/2016 | 131 |
| 9.2 | 2017 Local Government Elections - Councillor Onboarding and Induction Program | 133 |

Matters For Information - 25 July 2017

ITEM 9.1 **LGNSW Cost Shifting Report for 2015/2016**

AUTHOR **Corporate**

ISSUE

To inform Council of the submission to the 2015/2016 LGNSW Cost Shifting survey.

RECOMMENDATION

That Council note the contents of the report.

BACKGROUND

The Local Government NSW (LGNSW) Cost Shifting survey is a bi-annual survey which seeks to establish the extent of cost shifting by the Australian and NSW Governments on to NSW Local Government.

Cost shifting describes a situation where the responsibility for, or merely the costs of, providing a certain service, concession, asset or regulatory function are 'shifted' from a higher level of government on to a lower level of government without providing corresponding funding or the conferral of corresponding and adequate revenue raising capacity.

REPORT

The LGNSW survey attempts to identify, quantify and combat the impact of cost shifting on member councils by requesting that Councils participate in a voluntary survey. The former Bankstown City Council regularly participated in the survey with the former Canterbury City Council last participating in 2008/2009. The results from the survey for the 2013/2014 financial year estimated the total impact of cost shifting by the Australian and NSW Governments on to Local Government in NSW to be approximately \$670 million.

Cost shifting continues to place a significant burden on Council's financial situation. In 2015/2016 approximately \$20,944,873 was 'shifted' from higher levels of government to the former Bankstown Council and \$13,488,012 to the former Canterbury Council.

This includes contributions to Fire and Rescue NSW, the Rural Fire Service and the NSW State Emergency Service, lack of adequate funding for public libraries, the failure to reimburse councils for mandatory pensioner rebates and insufficient resources supplied to Councils for their responsibilities to assess development applications, regulate companion animals, manage contaminated land, control noxious weeds, manage flood controls, or administer environmental regulation.

POLICY IMPACT

There are no policy implications as a result of this report.

FINANCIAL IMPACT OF RECOMMENDATIONS

There are no financial implications as a result of this report.

RECOMMENDATION

That Council note the contents of the report.

ATTACHMENTS [Click here for attachment](#)

- A. Cost Shifting 2015-16 Financial Year

Matters For Information - 25 July 2017

ITEM 9.2 **2017 Local Government Elections - Councillor Onboarding and Induction Program**

AUTHOR **Corporate**

ISSUE

The purpose of this report is to inform the proposed program to induct and onboard newly elected Councillors.

RECOMMENDATION

That the information be received and noted.

BACKGROUND

The 2017 Local Government Elections will be held on 9 September 2017. An important part of the transition from Administration to Elected Representation is the delivery of a local Councillor Onboarding and Induction Program to support and guide newly elected Councillors to effectively fulfil their role.

REPORT

Council Officers are currently developing a detailed program to provide the necessary information and tools to support the newly elected Councillors. The program will contribute strongly to the development of a positive Council culture and strong working relationship between individual Councillors – and between Councillors and Senior Staff. It will also provide critical information, support and guidance that Councillors need to effectively fulfil their role.

Canterbury Bankstown Council's program for induction will require a commitment from prospective candidates for their participation at the sessions offered to them. The Councillor Induction and Onboarding sessions will commence in September. Other sessions will be held on each Tuesday evening between October 2017 and December 2017. Saturday sessions will also be conducted on 11 and 25 November 2017. Additional dates may arise as needed.

Attached to this report are the draft dates and topics for the Councillor Onboarding and Induction Program. Prospective candidates are requested to take note of the information provided and, should they be elected, ensure attendance across the dates highlighted at Attachment A.

POLICY IMPACT

There are no policy impacts associated with this report.

FINANCIAL IMPACT OF RECOMMENDATIONS

Funds have been allocated in Council's Transition Budget for the Onboarding and Induction of Councillors.

RECOMMENDATION

That the information be received and noted.

ATTACHMENTS [Click here for attachments](#)

- A. Proposed Schedule for Induction Program
- B. Draft Councillor Onboarding Program Topics

10 QUESTIONS FOR NEXT MEETING

11 CONFIDENTIAL SESSION

11.1 Educational Establishment Proposal for Bankstown CBD

11.2 Proposed Acquisition of Property in Milperra

11.3 Proposed Closure, Sub-division and sale of part Permanent Avenue, Earlwood adjacent 33-35 Wardell Road, Earlwood

11.4 Staff Contractual Matter

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, 11.4 in confidential session for the reasons indicated:

Item 11.1 Educational Establishment Proposal for Bankstown CBD

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 Proposed Acquisition of Property in Milperra

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

Item 11.3 Proposed Closure, Sub-division and sale of part Permanent Avenue, Earlwood adjacent 33-35 Wardell Road, Earlwood

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

Item 11.4 Staff Contractual Matter

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