

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.

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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

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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.

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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

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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

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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.

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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).

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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.

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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.

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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.

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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

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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 (453) PROPERTY MATTER - ULTIMATE SKIRMISH, 2 MAXWELL AVENUE, MILPERRA
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 (454) PROPERTY MATTER - LESLIE STREET DEPOT - COMMUNITY RADIO LICENCE
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.

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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.

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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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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.**

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**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.

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**ITEM 11.4
(465)**

PROPERTY MATTER - 176 COOPER ROAD, YAGOONA

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

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Administrator