

*The NEW* City of  
**CANTERBURY  
BANKSTOWN**



Agenda for the  
**Ordinary Meeting**

**28 March 2017**



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# ORDER OF BUSINESS

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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 28 February 2017 .....7



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**MINUTES OF THE  
ORDINARY MEETING OF COUNCIL  
HELD IN COUNCIL CHAMBERS  
ON 28 FEBRUARY 2017**

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**PRESENT:** Administrator – Richard Colley  
Director Corporate – Ken Manoski  
Director Operations – Anthony Vangi  
Director Community Services – Graeme Beattie  
Director City Future – James Carey  
Director People & Performance – Simone Cook  
Manager Governance – Brad McPherson  
Manager Spatial Planning – Mitchell Noble

**APOLOGIES** Nil

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

**REF: CONFIRMATION OF MINUTES**

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

That the minutes of the Ordinary Council Meeting held on 6 December 2016 be adopted.

**SECTION 2: LEAVE OF ABSENCE**

Nil

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

Nil

**SECTION 4: ADMINISTRATOR MINUTES**

**ITEM 4.1 WALK FOR RESPECT**

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

That Council support Walk for Respect and donate \$5,000 towards this event and also waive the hire fee of \$800 for use of Parry Park and these funds be made available from Council's Section 356 Financial Assistance Funds.

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**ITEM 4.2 CENTENARY OF MILPERRA EVENT**

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

That Council allocate \$5,000 towards the Centenary of Milperra event to be held at Newland Reserve, Milperra and these funds be made available from Council's Section 356 Financial Assistance Funds. Council also request the Department of Veteran Affairs to provide additional support for this event.

**ITEM 4.3 BASS HILL BRONCOS' FUNDRAISER**

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

That Council support the request for financial assistance from the Bass Hill Bronco's Junior Rugby League Club and donate \$500 towards the fundraiser and these funds be made available from Council's Section 356 Financial Assistance Funds.

**SUSPENSION OF STANDING ORDERS**

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

That

- i) Permission be granted to those people who have made the necessary application to address Council for five minutes.
- ii) Standing Orders be suspended and Items 5.3, 5.5 and 6.4 be dealt with now.
- iii) Standing Orders then be resumed.

**SECTION 5: PLANNING MATTERS**

**ITEM 5.3 15-23 HOMER STREET, EARLWOOD: EXHIBITION OF PLANNING PROPOSAL**

MS ERICA LOVELOCK (OBJECTOR) ADDRESSED COUNCIL.

MR ADAM BYRNES OF THINK PLANNERS (APPLICANT) ADDRESSED COUNCIL.

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

That

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1. The Administrator approve the finalisation of the planning proposal for land at 15-23 Homer Street, Earlwood, shown at Attachment A, to be made as a Local Environmental Plan under section 59 of the Environmental Planning and Assessment Act 1979;
2. The plan be finalised in accordance with the delegation issued to Council in the Gateway Determination.
3. The Administrator approve the amendments to Canterbury Development Control Plan 2012, shown at Attachment B and that it be brought into effect in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000 to take effect from the day the Plan is published on the NSW legislation website.

**ITEM 5.5                    1 BENNETT STREET AND 107–109 ORCHARD ROAD IN CHESTER HILL:  
APPLICATION TO REZONE THE SITE FROM ZONE IN2 LIGHT INDUSTRIAL TO ZONE  
R4 HIGH DENSITY RESIDENTIAL**

MR TIM BLYTHE OF URBIS (PLANNING CONSULTANT) ADDRESSED COUNCIL.

MR TONY MAURICI (OWNER OF 1-15 BENNETT STREET, CHESTER HILL) ADDRESSED COUNCIL.

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

That the application to rezone the site at Nos. 1 Bennett Street and 107–109 Orchard Road in Chester Hill from Zone IN2 Light Industrial to Zone R4 High Density Residential not be supported.

**ITEM 6.4                    ADOPTION OF CANTERBURY OPEN SPACE STRATEGY**

MR GRANT MISTLER ADDRESSED COUNCIL.

MR JIHAD DIB MP (MEMBER FOR LAKEMBA) ADDRESSED COUNCIL.

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

That Council adopts the Canterbury Open Space Strategy.

**STANDING ORDERS WERE RESUMED.**

**ITEM 5.1                    CANTERBURY ROAD CORRIDOR REVIEW**

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

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That the Administrator notes the status of the Canterbury Road Corridor Review as outlined in the report.

**ITEM 5.2 COUNCIL'S SUBMISSION TO THE DRAFT SOUTH DISTRICT PLAN AND THE DRAFT AMENDMENTS TO THE METROPOLITAN PLAN 'A PLAN FOR GROWING SYDNEY'**

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

That

1. Council exhibit the submission (as shown in Attachment A) for a 14 day period.
2. The matter be reported to Council following the exhibition period.

**ITEM 5.3 15-23 HOMER STREET, EARLWOOD: EXHIBITION OF PLANNING PROPOSAL**

THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 311 ON PAGE 2 OF THESE MINUTES.

**ITEM 5.4 702 - 704 CANTERBURY ROAD, BELMORE: DRAFT VOLUNTARY PLANNING AGREEMENT**

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

That

1. The exhibited draft Voluntary Planning Agreement for 702-704 Canterbury Road, Belmore be endorsed, and the necessary steps taken to execute the relevant document.
2. The General Manager also be given delegation to make minor mapping and wording changes to the document that may be required for the purposes of execution, so long as these do not alter the intent or substance of the deed of agreement.

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- ITEM 5.5**                    **1 BENNETT STREET AND 107–109 ORCHARD ROAD IN CHESTER HILL:  
APPLICATION TO REZONE THE SITE FROM ZONE IN2 LIGHT INDUSTRIAL TO ZONE  
R4 HIGH DENSITY RESIDENTIAL**
- THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 312 ON PAGE 3  
OF THESE MINUTES.

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

- ITEM 6.1**                    **QUARTERLY BUDGET REVIEW - PERIOD ENDING 31 DECEMBER 2016**  
**(317)**                        MOVED AND RESOLVED BY THE ADMINISTRATOR
- That
1. Council adopt the December 2016 Quarterly Budget Review, as outlined in the report.
  2. Council note the allocation of funding from its New Council Implementation Fund and estimated savings in costs due to the amalgamation, as outlined in the report.

- ITEM 6.2**                    **2016-17 INTEGRATED PLANNING REVIEW - 6-MONTHLY REVIEW TO 31ST  
DECEMBER 2016.**
- (318)**                        MOVED AND RESOLVED BY THE ADMINISTRATOR
- That Council endorse the half year review of its 2016/17 Operational Plan, as outlined in the report.

- ITEM 6.3**                    **APPOINTMENT OF THE AUDITOR-GENERAL**  
**(319)**                        MOVED AND RESOLVED BY THE ADMINISTRATOR
- That
1. The report be noted.
  2. Council write to PWC and thank them for their services to Council.

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**ITEM 6.4                    ADOPTION OF CANTERBURY OPEN SPACE STRATEGY**

THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 313 ON PAGE 3 OF THESE MINUTES.

**ITEM 6.5                    CODE OF CONDUCT FRAMEWORK - ADOPTION OF SUPPORTING POLICIES**

**(320)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council adopt the Councillor and Staff Interaction Policy, Gifts and Benefits Policy, Public Interaction and Meeting Disclosures Policy, and Statement of Business Ethics as attached to this report.
2. In principle, Council adopt the Fraud and Corruption Prevention Policy as attached to this report, and that the Policy be referred to the Independent Commission Against Corruption for comment.
3. Following the Independent Commission Against Corruption's review, the Policy be reported back to Council for consideration.
4. Subsequent to Council's adoption of the Supporting Policies within the Code of Conduct Framework, a further review be carried out following organisational implementation, as outlined in the Report.

**ITEM 6.6                    VOLUNTARY PLANNING AGREEMENTS POLICY**

**(321)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That Council adopt the Voluntary Planning Agreements Policy as shown in Attachment A.

**ITEM 6.7                    COMMUNITY STRATEGIC PLAN - COMMUNITY ENGAGEMENT STRATEGY**

**(322)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That Council endorse the Community Engagement Strategy for the new Community Strategic Plan.

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**ITEM 6.8 AMENDMENTS TO FEES AND CHARGES**

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

That

1. Council exhibit the fees and charges for the Morris lemma Indoor Sports Centre and for carrying out private works for a period of 28 days in accordance with the Local Government Act 1993.
2. The matter be reported back to Council at the end of the exhibition period.

**ITEM 6.9 REQUESTS FOR FINANCIAL ASSISTANCE AND DONATIONS**

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

That

1. A donation of \$250 be made to Steven Kokokiris of Canterbury on his selection to compete in the 5km swimming event at the Australian Open Water Championships held in Adelaide from 27 to 29 January 2017.
2. A donation of \$1,840 for the yearly hire and use of Paul Keating Park every Tuesday and Thursday evening from 5.00 – 9.00 pm be made to Youth Off The Streets for their Youth Outreach Program. Also an additional donation of \$257.00 for the waiving of the hire fee for the use of Gazzard Park, Yagoona on Tuesday 4 April, 2017 for a Touch Football Competition for Youth Week. A total donation of \$2,097 be made to Youth Off The Streets.
3. A donation of \$599 be made to the Mediterranean Middle Eastern Rugby League Club for the waiving of the hire fee for the use of the Terry Lamb Complex at Chester Hill for the 2016/2017 season.
4. A donation of \$400 (equivalent to the fee waiver for the use of the Riverwood Community Centre) for the 2016 Riverwood Autumn Fair be made to the Riverwood Community Centre.

**ITEM 6.10 CANTERBURY BANKSTOWN FLOODPLAIN MANAGEMENT COMMITTEE**

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

That

1. Council establish the Canterbury Bankstown Floodplain Management Committee.
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2. Council adopt the Canterbury Bankstown Floodplain Management Committee Charter.
3. The Administrator appoint representatives for the Canterbury Bankstown Floodplain Management Committee as outlined in the report.

**ITEM 6.11 CLOSURE OF INFANT RESTRAINT SCHEME**

**(326)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. The hire of baby capsules and car seats service cease from 1 March 2017.
2. Once all baby capsules and car seats have been returned they will be disposed of and the Scheme will cease to operate.
3. Council will notify both relevant Agencies and residents of its decision, as outlined in the report.

**ITEM 6.12 PROPOSED DRAINAGE EASEMENT OVER COUNCIL LAND AT 32A BUNGALOW ROAD, ROSELANDS**

**(327)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. The granting of an easement for drainage over Council owned land at 32A Bungalow Road, Roselands be approved.
2. The Administrator and the General Manager be delegated authority to execute all documents under the common seal of Council, as required.

**ITEM 6.13 PROPOSED DRAINAGE EASEMENT OVER COUNCIL LAND AT 1A CALBINA ROAD, EARLWOOD**

**(328)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

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1. Council approve the creation of an easement to drain water burdening Council land at 1a Calbina Road, Earlwood in the form as described, and on the terms and conditions as specified, in the report.
2. The Administrator and General Manager be delegated authority to sign all documents under the common seal of Council, as required.

**ITEM 6.14                    PROPOSED DRAINAGE EASEMENT OVER COUNCIL LAND AT 31A METHUEN PARADE, RIVERWOOD**

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

That

1. Council approve the creation of the easement to drain water burdening Council land at 31a Methuen Parade, Riverwood in the form as described, and on the terms and conditions as specified, in the report.
2. The Administrator and General Manager be delegated authority to sign all documents under the common seal of Council, as required.

**ITEM 6.15                    PROPOSED DRAINAGE EASEMENT OVER COUNCIL LAND AT 58A FOURTH STREET, ASHBURY**

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

That

1. Council approve the creation of an easement to drain water burdening Council land at 58a Fourth Street Ashbury, in the form as described, and on the terms and conditions as specified, in the report.
2. The Administrator and General Manager be delegated authority to sign all documents under the common seal of Council, as required.

**ITEM 6.16                    NEW LEASE TO CANTERBURY COMMUNITY CHILD CARE CENTRE INCORPORATED – 50 KING STREET, ASHBURY**

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

That

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1. Council executes the new lease to Canterbury Community Child Care Centre Incorporated for the Council-owned property known as 50 King Street, Ashbury;
2. The Administrator and the General Manager are delegated authority to sign all documents under the common seal of Council, as required;
3. Council continues to provide Canterbury Community Child Care Centre Incorporated with a subsidy equivalent to 75% of the rent; and
4. Council decline the request to provide Canterbury Community Child Care Centre Incorporated with options for three further leases of five years for reasons outlined in the report.

**ITEM 6.17**

**LEASE RENEWALS FOR BIRRONG SPORTS, PANANIA DIGGERS AND REVESBY WORKERS BOWLING CLUBS**

**(332)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. In principle, Council agree to enter into a new lease with Birrong Sports Bowling Club and Panania Diggers.
2. The General Manager be authorised to negotiate the terms of the lease as outlined in the report.
3. Subject to item 2, Council publicly exhibit the intended leases in accordance with the Local Government Act 1993.
4. At the conclusion of the above, a further report be provided for Council's consideration and decision.
5. In accordance with the provisions of the lease, Council agree to Revesby Workers Bowling Club continuing with the lease on a month-to-month basis for up to a period of twelve months.
6. A separate report be provided regarding the future use and/or longer term options of Council's site at 22 Homelea Avenue, Panania.



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**ITEM 6.18 CASH AND INVESTMENT REPORT AS AT 31 JANUARY 2017**

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

That

1. The Cash and Investment Report as at 31 January 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 CANTERBURY BRANCH AND BANKSTOWN BRANCH TRAFFIC COMMITTEE MEETINGS HELD ON 14 FEBRUARY 2017**

**(334)** 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 14 February 2017, be adopted.

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

Nil

**SECTION 9: MATTERS FOR INFORMATION**

**ITEM 9.1 MATTERS DETERMINED UNDER DELEGATED AUTHORITY - 7 DECEMBER 2016 TO 27 FEBRUARY 2017**

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

That the information be noted.

**ITEM 9.2 MINUTES OF THE SSROC MEETING OF 17 NOVEMBER, 2016 AND MINUTES OF THE ANNUAL GENERAL MEETING OF 17 NOVEMBER, 2016**

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

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That

1. The minutes of the SSROC Meeting held on 17 November 2016 be noted.
2. The minutes of the SSROC Annual General Meeting held on 17 November 2016 be noted.

**ITEM 9.3 MINUTES OF THE WSROC BOARD MEETING OF 8 DECEMBER 2016**

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

That the Minutes of the WSROC Board Meeting held on 8 December 2016 be noted.

**ITEM 9.4 REPORT ON DEVELOPMENT APPLICATIONS AND SECTION 96 APPLICATIONS  
DETERMINED AND TO ADVISE OF THE STATUS OF VARIOUS DA RELATED LEGAL  
MATTERS FOR DECEMBER 2016 AND JANUARY 2017**

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

That the report be noted.

**ITEM 9.5 SSROC STREET LIGHTING IMPROVEMENT (SLI) PROGRAM UPDATE**

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

That the report be noted.

**SECTION 10: QUESTIONS FOR NEXT MEETING**

Nil

**MATTER OF URGENCY**

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

That urgency be permitted and Item 11.9 – T43-17 – Tender for the Provision of Fitness and Related Services for the Morris Iemma Indoor Sports Centre and Item 11.10 – Organisational Structure be considered in Confidential Session.

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**SECTION 11: CONFIDENTIAL SESSION**

**(341)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That, in accordance with Section 10A(2) of the Local Government Act, 1993, the Public and the Press be excluded from the meeting to enable Council to determine Items 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 11.10 in confidential session for the reasons indicated:

Item 11.1 Q12-17 Floodlighting Upgrade at Vale Of Ah Reserve Milperra

*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 T20-17 Construction of Raised Thresholds - The Mall at The Appian Way and Jacobs Street, Bankstown

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

Item 11.3 T26-17 Chapel Road Rehabilitation - Macauley Avenue to Dellwood Street, Bankstown

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

Item 11.4 T34-17 Lake Gillawarna Playground Improvement - Stage 2

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

Item 11.5 T39-17 Update on the Tender for the BLaKC Cafe'

*This report is considered to be confidential in accordance with Section 10A(2)(c) of the Local Government Act, 1993, as it relates*

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*to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.*

- Item 11.6 T72-16 - Tender for the Wagener Oval Field Improvement and Lighting Upgrade Works

*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 11.7 T83-16 - Tender for Civil Construction Works - Part of Unwin Street, Earlwood (Stage 1)

*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 11.8 Extension of the Canterbury Branch Security Contract

*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 11.9 T43-17 - Tender for the Provision of Fitness and related Services for the Morris Iemma Indoor Sports Centre.

*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 11.10 Organisational Structure

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

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 6.40PM AND  
REVERTED BACK TO OPEN COUNCIL AT 6.41PM**

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**ITEM 11.1 Q12-17 FLOODLIGHTING UPGRADE AT VALE OF AH RESERVE MILPERRA**

**(342)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council accepts the tender received from Smada Electrical Services Pty Ltd for an amount of \$162,080.00 (excluding GST) for the Design, Supply, Installation and Commissioning of floodlighting at Vale of Ah Reserve, Milperra.
2. The General Manager be authorised to enter into a contract and sign all documentation in accordance with Council's resolution, as required.
3. Council notifies the unsuccessful tenderers in writing and thank them for tendering.

**ITEM 11.2 T20-17 CONSTRUCTION OF RAISED THRESHOLDS - THE MALL AT THE APPIAN WAY AND JACOBS STREET, BANKSTOWN**

**(343)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council accepts the tender received from KJ Civil & Paving Pty Ltd for an amount of \$796,762.00 (excluding GST) for the construction of raised thresholds at the Mall, the Appian Way and Jacobs Street.
2. The General Manager be authorised to enter into a contract and sign all documentation in accordance with Council's resolution, as required.
3. Council notifies the unsuccessful tenderers in writing and thank them for tendering.

**ITEM 11.3 T26-17 CHAPEL ROAD REHABILITATION - MACAULEY AVENUE TO DELLWOOD STREET, BANKSTOWN**

**(344)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council accepts the tender received from Platinum Civil Pty Ltd for an amount of \$229,221.00 (excluding GST) for Chapel Road Rehabilitation - Macauley Avenue to Dellwood Street, Bankstown.
2. The General Manager be authorised to enter into a contract and sign all documentation in accordance with Council's resolution, as required.

**NEW CITY OF CANTERBURY BANKSTOWN**

**MINUTES OF THE  
ORDINARY MEETING OF COUNCIL  
HELD IN COUNCIL CHAMBERS  
ON 28 FEBRUARY 2017**

---

3. Council notifies the unsuccessful tenderers in writing and thank them for tendering.

**ITEM 11.4 T34-17 LAKE GILLAWARNA PLAYGROUND IMPROVEMENT - STAGE 2**

**(345)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council accepts the tender received from Lamond Contracting Pty Ltd for an amount of \$252,388.99 (excluding GST) for the Lake Gillawarna Playground Improvement Stage 2 at Georges Hall.
2. The General Manager be authorised to enter into a contract and sign all documentation in accordance with Council's resolution, as required.
3. Council notifies the unsuccessful tenderers in writing and thank them for tendering.

**ITEM 11.5 T39-17 UPDATE ON THE TENDER FOR THE BLAKC CAFE'**

**(346)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council note that no tenders were received for the lease of the BLaKC Café located within the Bankstown Library and Knowledge Centre (BLaKC).
2. In accordance with Clause 178(3)(b) of the Local Government (General) Regulation 2005, Council invite fresh tenders for the lease of the BLaKC Café located within the Bankstown Library and Knowledge Centre (BLaKC).

**ITEM 11.6 T72-16 - TENDER FOR THE WAGENER OVAL FIELD IMPROVEMENT AND LIGHTING UPGRADE WORKS**

**(347)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council accepts the tender received from Glascott Landscape & Civil Pty Ltd for an amount of \$1,984,558.29 (excluding GST) for the Wagener Oval Field Improvement and Lighting Upgrade Works.

**NEW CITY OF CANTERBURY BANKSTOWN**

**MINUTES OF THE  
ORDINARY MEETING OF COUNCIL  
HELD IN COUNCIL CHAMBERS  
ON 28 FEBRUARY 2017**

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2. The General Manager be authorised to enter into a contract and sign all documentation in accordance with Council's resolution, as required.
3. Council notifies the unsuccessful tenderers in writing and thanks them for tendering.

**ITEM 11.7                    T83-16 - TENDER FOR CIVIL CONSTRUCTION WORKS - PART OF UNWIN STREET, EARLWOOD (STAGE 1)**

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

That

1. Council accepts the tender received from Stateline Asphalt Pty Ltd for the civil construction works of Unwin Street, Earlwood for an amount of \$245,998.25 (excluding GST).
2. The General Manager be authorised to enter into a contract and sign all documentation in accordance with Council's resolution, as required.
3. Council notifies the unsuccessful tenderers in writing and thanks them for tendering.

**ITEM 11.8                    EXTENSION OF THE CANTERBURY BRANCH SECURITY CONTRACT**

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

That in accordance with Section 55(3)(i), and pursuant to the legal advice received, Council extend the existing Canterbury Branch Security Services contract with ECS International Security until 31 May 2018 for the reasons outlined in the report.

**ITEM 11.9                    T43-17 - TENDER FOR THE PROVISION OF FITNESS AND RELATED SERVICES FOR THE MORRIS IEMMA INDOOR SPORTS CENTRE.**

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

That

1. Council accepts the tender received from High Low Fitness for a period of five (5) years for the provision of gym and fitness services at the Morris Iemma Indoor Sports Centre, as outlined in the report.
2. The General Manager be authorised to enter into a contract and sign all documentation in accordance with Council's resolution, as required.

**NEW CITY OF CANTERBURY BANKSTOWN**

**MINUTES OF THE  
ORDINARY MEETING OF COUNCIL  
HELD IN COUNCIL CHAMBERS  
ON 28 FEBRUARY 2017**

---

3. Council notifies the unsuccessful tenderers in writing and thank them for tendering.

**ITEM 11.10**

**ORGANISATIONAL STRUCTURE**

**(351)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. In accordance with Section 332 of the Local Government Act 1993, Council determines its Organisational Structure, as contained in this report.
2. The Interim General Manager proceeds to implement the required changes to Council's Organisational Structure, as contained in this report.

**THE MEETING CLOSED AT 6.42 PM.**

Minutes confirmed 28 MARCH 2017

.....  
Administrator



**2 LEAVE OF ABSENCE**



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



## **4 ADMINISTRATOR MINUTES**

The following item is submitted for consideration -

4.1 New City Brand

31



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## Administrator Minutes - 28 March 2017

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### ITEM 4.1                      **New City Brand**

It's not every day you get to stop and think about what defines you as a place and community – we know we are multiculturally diverse, and that's very important, but what really defines us and sets us apart from other areas?

When the opportunity came to find that out, with the creation of the City of Canterbury Bankstown, we wanted to get it right.

From the outset, quite a few months ago now, we involved the community so the outcome would be something everyone could own and be proud of. We also wanted to understand what people outside Canterbury-Bankstown think of us, so we can attract them to our many businesses, places and activities, and help grow our local economy.

We asked more than 2,000 people to help us create our City's new brand – 227 took part in workshops, discussions and interviews. This included residents, local community groups, businesses, sporting organisations and special interest groups. A further 606 residents, including non-English speaking residents, responded to a telephone survey, while 459 Sydneysiders from outside Canterbury-Bankstown, took part in in-depth focus groups and online surveys, which helped us understand perceptions about the area.

Our online survey, and hard copy surveys made available in our Customer Service Centres and Libraries, invited everyone from the local area to take part and drew 963 responses and this is what we heard:

- We are proud of our diversity and what comes from it – it's unique and makes for authentic experiences;
- We are unapologetic about who we are and want to project a stronger sense of confidence; and
- We want to move from a 'drive through' to a 'drive to' destination.

Market research with Sydneysiders showed some people don't visit Canterbury-Bankstown because they think there's not much to do here. Well, that's about to change!

Our new City brand is about sharing what makes us special. It's much more than just a logo, it's a whole new destination marketing approach for everyone to join in, including residents, businesses, community groups, cultural institutions, sporting groups and visitors. It's based on the idea "Where Interesting Happens" and will allow us to promote our fascinating stories, unique experiences and much more.

The community will soon start noticing the new brand appearing in Canterbury-Bankstown, and I encourage residents to keep a lookout for lots of upcoming opportunities to take part in, including events, experiences and partnerships.





## **5 PLANNING MATTERS**

The following items are submitted for consideration -

- |     |   |    |
|-----|---|----|
| 5.1 | Submission to the Draft South District Plan and the Draft Amendments to the Metropolitan Plan 'A Plan for Growing Sydney' | 35 |
| 5.2 | Submission to the Draft Amendments to the Environmental Planning & Assessment Act 1979                                    | 39 |



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## Planning Matters - 28 March 2017

---

**ITEM 5.1**                      **Submission to the Draft South District Plan and the Draft Amendments to the Metropolitan Plan 'A Plan for Growing Sydney'**

**AUTHOR**                      **Planning**

### **ISSUE**

---

This report outlines Council's submission to the Draft South District Plan and the Draft Amendments to the Metropolitan Plan '*A Plan for Growing Sydney*'.

### **RECOMMENDATION** That -

---

1. Council note the submissions received and the proposed updates to Council's submission as outlined in this report.
2. Council endorse the submission to the Draft South District Plan and the Draft Amendments to the Metropolitan Plan '*A Plan for Growing Sydney*' as outlined in this report.

### **BACKGROUND**

---

In November 2016, the Greater Sydney Commission commenced the exhibition of Draft Amendments to the Metropolitan Plan '*A Plan for Growing Sydney*' together with Draft District Plans. The intended outcome is to set out the vision, priorities and actions for the six districts that make up the Greater Sydney Region.

Up until November 2016 and prior to the Council mergers, the former Bankstown City Council was part of the West Central District and the former Canterbury City Council was part of the South District. In an Order published in the Government Gazette of 11 November 2016, Canterbury-Bankstown Council was placed in the South District, together with the Georges River Council and Sutherland Shire Council.

At the Ordinary Meeting of 28 February 2017, Council considered a submission to the Draft South District Plan and the Draft Amendments to the Metropolitan Plan '*A Plan for Growing Sydney*', and resolved that:

1. *Council exhibit the submission for a 14 day period.*
2. *The matter be reported to Council following the exhibition period.*

The purpose of this report is to outline the updated submission as shown in Attachment A. Council has until 31 March 2017 to make the submission.

## REPORT

---

### Exhibition

Council exhibited the submission from 2 March to 16 March 2017 through Council's website, social media and the Residents Panel. Council received 3 submissions, which raised the following issues in relation to the Draft South District Plan:

- Upfront infrastructure improvements are required prior to any increases in new housing. The infrastructure improvements should include parks, schools, hospitals and roads.
- More jobs are needed in Bankstown, Campsie and Canterbury.
- Bankstown should be a Strategic Centre in the centres hierarchy.
- Campsie and Canterbury should be recognised as district / strategic level centres.
- More housing choice in Birrong.

Attachment B outlines the submissions in more detail, and will be forwarded to the Greater Sydney Commission for consideration.

### Proposed updates to Council's submission

In considering the submissions and new information, it is proposed to update Council's submission to take into consideration the following matters:

#### Housing Target

As reported to Council at the Ordinary Meeting of 28 February 2017, the submission raised concern with the proposed 5 year housing target to deliver 13,250 new dwellings without upfront infrastructure support from the State Government. The submission recommended the Greater Sydney Commission reviews the housing target (and assumptions) in collaboration with Council.

In March 2017, the Department of Planning & Environment met with Council to outline the assumptions that informed the 5 year housing target.

It appears the housing target is not a target but a 'business as usual' scenario based on current development controls i.e. a combination of actual constructions and an assumption that development applications either approved or currently under assessment will be constructed sometime in the next 5 years. Construction activity along the Canterbury Road Corridor is the primary contributor to the supply figure. The supply figure remains high compared to most other councils in the Greater Sydney Region.

As an update to the submission, it remains for the Greater Sydney Commission to review the 5 year supply figure and the accuracy of the Department's assumptions in collaboration with Council.

The next step is for the Greater Sydney Commission to find ways to deliver 83,500 new dwellings in the South District over the next 20 years. The Greater Sydney Commission is proposing to incorporate investigation areas in the final South District Plan to help establish Council's 20 year housing target. The Greater Sydney Commission is likely to require Council to start preparing a local housing strategy to implement the investigation areas.

As an update to the submission, it is important for the Greater Sydney Commission to provide more detailed guidance if Council is to start preparing a local housing strategy that ensures upfront infrastructure support from the State Government.

### Bankstown and Bankstown Airport

As reported to Council at the Ordinary Meeting of 28 February 2017, the submission does not support the proposal to downgrade Bankstown and the Bankstown Airport / Milperra Specialised Centre from strategic centres to district centres.

As an update, the submission will include further analysis to support the following amendments to the Draft South District Plan:

- To classify Bankstown as a strategic centre to better reflect the current and future role of Bankstown in the centres hierarchy. Bankstown plays an important role as a connector to all three of Sydney's Cities, particularly in light of the State Government's investment in transport infrastructure.
- To classify the Bankstown Airport / Milperra Specialised Centre as a 'transport gateway and strategic employment lands' to better reflect the specialised role of this centre within the metropolitan economy.
- To include Bankstown and the Bankstown Airport / Milperra Specialised Centre in the economic development strategies, which will be put together for all three of Sydney's Cities. An omission from these strategies would be a missed opportunity to leverage the state transport investment and policy roles identified for these centres.

## **POLICY IMPACT**

---

The Greater Sydney Commission requires Council to consider the Draft South District Plan when preparing planning proposals. The Draft Plan will also inform the State Government's infrastructure priorities.

As soon as practicable after the South District Plan is made, section 75A1 of the Environmental Planning & Assessment Act 1979 requires Council to review the local environmental plans to give effect to the District Plan. Council will need to monitor the delivery of the housing target and report to the Greater Sydney Commission.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

At this stage, this matter has no financial implications for Council.

## **RECOMMENDATION** That -

---

1. Council note the submissions received and the proposed updates to Council's submission as outlined in this report.
2. Council endorse the submission to the Draft South District Plan and the Draft Amendments to the Metropolitan Plan '*A Plan for Growing Sydney*' as outlined in this report.

## **ATTACHMENTS** [Click here for attachments](#)

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- A. Submission to the Draft South District Plan and the Draft Amendments to the Metropolitan Plan 'A Plan for Growing Sydney'
- B. Summary of Submissions

---

## Planning Matters - 28 March 2017

---

### **ITEM 5.2                      Submission to the Draft Amendments to the Environmental Planning & Assessment Act 1979**

**AUTHOR                      Planning**

#### **ISSUE**

---

This report outlines Council's submission to the Draft Environmental Planning & Assessment Amendment Bill 2017 on exhibition.

#### **RECOMMENDATION**

---

That Council endorse the submission to the Draft Environmental Planning & Assessment Amendment Bill 2017 as outlined in this report.

#### **BACKGROUND**

---

In January 2017, the Department of Planning & Environment commenced the exhibition of the Draft Environmental Planning & Assessment Amendment Bill 2017.

The Draft Bill proposes a set of amendments to the Environmental Planning & Assessment Act 1979. The intended outcomes are:

- To enhance community participation by establishing a new part of the Act that consolidates community consultation provisions, and requiring decision makers to give reasons for their decisions.
- To complete the strategic planning framework through local strategic planning statements, up-to-date Local Environment Plans, and more consistent Development Control Plans.
- To promote simpler, faster processes for all participants.
- To improve the various development pathways and prevent the misuse of modifications.
- To improve state significant development through better environmental impact assessment and more effective conditions of consent.
- To provide clearer building provisions through simplified and consolidated building provisions, allowing conditions on construction certificates, and ensuring consistency with development approvals.

- To elevate the role of design through a new design objective in the Act.
- To improve enforcement with the introduction of enforceable undertakings in compliance actions.

Council has until 31 March 2017 to make a submission.

## **REPORT**

---

Following a review, Council raises the following key issues that the Department of Planning & Environment should address prior to finalising the Draft Environmental Planning & Assessment Amendment Bill 2017:

1. The exhibition should include the proposed amendments to the Environmental Planning & Assessment Regulation 2000 for public comment.
2. The Draft Bill must do more to build public confidence in the building regulation and certification processes.
3. Council does not support the Draft Medium Density Housing Code.
4. The Draft Bill should keep the objective to encourage the promotion and coordination of the orderly development of land.
5. The Draft Bill should improve strategic planning processes at the state level.
6. The Draft Bill should clarify the procedural requirements for strategic planning processes at the local level.
7. The Draft Bill should ensure the NSW planning portal remains flexible to capture local context.
8. The Draft Bill should clarify the procedural requirements for community participation.
9. The Draft Bill should clarify the procedural requirements for local development.
10. The Draft Bill should recommend changes to simplify section 149 planning certificates.

Attachment A outlines Council's submission to the Draft Environmental Planning & Assessment Amendment Bill 2017 in more detail.

## **POLICY IMPACT**

---

This matter has policy implications as Council would need to review its policies and procedures to adapt to the proposed amendments to the Environmental Planning & Assessment Act 1979.



## **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

This matter has financial implications as Council would need to review its e-planning services and procedures to adapt to the proposed amendments to the Environmental Planning & Assessment Act 1979, should the Draft Bill be made.

## **RECOMMENDATION**

---

That Council endorse the submission to the Draft Environmental Planning & Assessment Amendment Bill 2017 as outlined in this report.

## **ATTACHMENTS** [Click here for attachment](#)

---

- A. Council's submission to the Draft Environmental Planning & Assessment Amendment Bill 2017



## **6 REPORT OF THE GENERAL MANAGER**

The following items are submitted for consideration -

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---

## Report of the General Manager - 28 March 2017

---

**ITEM 6.1**                      **CBD Renewal Strategy - Old Library Site**

**AUTHOR**                      **Corporate**

### **ISSUE**

---

To update Council on progress to date and proposed next steps for the redevelopment of Council's Old Library Site that is associated with redevelopment of the surrounding Compass Centre site.

### **RECOMMENDATION** That -

---

1. The information be noted.
2. The General Manager be delegated authority to continue to both negotiate and/or finalise the matter, as required.
3. The Administrator and the General Manager be delegated authority to sign all documents under the common seal of Council, as required.
4. Further reports regarding the matter be provided to Council, as required.

### **BACKGROUND**

---

In July 2016, Council resolved to reaffirm the former Bankstown Council's decision to sell its property at 62 The Mall, Bankstown, to the owners of the Compass Centre site.

Since that time, Council has, through consultation with its solicitors, negotiated a series of commercial documents to give effect to this resolution.

This document, relevantly named the "Heads of Agreement", has been entered into by Council and the proponent and sets out the commercial nature of the transaction between the two entities. The key elements of this agreement were set out in some length in the report of 26 July 2016. It is noted that the provisions as described remain.

Separately, Council, through its solicitors, has finalised the terms of the Voluntary Planning Agreement, which the proponent has agreed to offer to Council.

This report is to further inform Council on the progress of the negotiations and impending notification of all planning related matters, for community consultation.

## REPORT

---

As Council would be aware, the Compass Centre redevelopment, which will incorporate Council's Old Library site, presents:

- an exciting opportunity for our City, a project which will significantly reshape and add to the ongoing revitalisation of our CBD, particularly in terms of its impact and link with our Civic Precinct (Council's Chambers, Paul Keating Park and its surrounds) and optimum use of Council's old Library site;
- presents a well-balanced approach in delivering quality housing and growth targets while encouraging both employment and sound private investment throughout the CBD; and
- will deliver a brand new Council administration building, complementing Council's broader investment portfolio and presence within the CBD.

The sale was premised on Council entering into negotiations with the Compass Centre owners, including consideration of a planning proposal, which provides for:

- 4,350 square metres of Council administration building including ground floor customer service area.
- Approximately 400 residential units.
- 7,400 square metres of retail space across ground and first floor.
- 869 car spaces including approximately 80-90 council car spaces.
- At grade public access-ways through the site.

All key elements of the proposal, primarily relating to the commercial and planning matters, will shortly be exhibited for community consultation/comment.

A brief update on these matters is noted below.

### *Planning Matters*

The proponent has been working closely with Council to finalise all key planning requirements, including the specific Planning Proposal, Development Application and Voluntary Planning Agreement, which will frame the outcome for the site.

Council expects to formally exhibit all relevant planning documents in accordance with the Environmental Planning and Assessment Act 1993, for community consultation and/or comment in the coming week(s).

### *Heads of Agreement and Commercial Agreement*

Pursuant to delegations provided by resolution of Council on 26 July 2016, the General Manager has since entered into a Heads of Agreement (HOA) with the proponent.

This document sets out the commercial relationship of the parties for the sale of the Council's Old Library Site, and the mechanics of the return to Council of a new Administration Building and Council Carpark.

It should also be noted that in addition to the commercial terms, the HOA requires that the Council's administration building must be completed within 50 months from granting of a Development Consent by Council.

Council will now progress to working with the proponent on the more detailed documents/contract to effect the sale, based on the terms as outlined in the HOA.

It should also be noted that the proponent has requested that in the interim, it leases the Old Library site with the view to establishing display suites of the proposed development and likely units.

Given that the building is currently not in use, Council has agreed to leasing the old facility until construction commences. All operating costs of the facility will be borne by the proponent as part of the lease.

### *Next Steps*

Council and/or the proponent have now largely completed all remaining steps regarding the project – as outlined in its previous report to Council.

By way of summary, the next phase of the project will largely focus on:

- Council considering the outcomes of the exhibition process of all the planning matters/documents;
- Finalising the more detailed contractual documents of the sale; and
- The proponent establishing display suites in the old library;

Council will continue to receive regular updates on the progress of the project, as required.

### *Probity*

A detailed probity plan was independently prepared for Council to ensure planning and commercial matters were maintained wholly independent of each other during the plan preparation and commercial negotiation phases and in preparation of the voluntary planning agreement.

An independent Probity Advisor has assisted Council during this process and has been informed, attended and documented meetings in accordance with the Probity Plan, as required.

## **POLICY IMPACT**

---

There are no policy impacts associated with this report.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

As previously outlined and discussed with Council, independent advice to Council has indicated that the proposed agreement is reasonable consideration for the sale of the land and the planning proposal.

Council will continue to be responsible for the fit-out of its administration building. A separate report to Council will be prepared indicating likely cost and process for commissioning an external provider to undertake these works, when appropriate.

The new administration building will enable Council to relocate relevant staff to the new premises and lease its current office space within the Civic Tower. The leasing opportunity is expected to generate an additional \$1.7 - \$2.0 million per annum in lease income for Council.

## **RECOMMENDATION** That -

---

1. The information be noted.
2. The General Manager be delegated authority to continue to both negotiate and/or finalise the matter, as required.
3. The Administrator and the General Manager be delegated authority to sign all documents under the common seal of Council, as required.
4. Further reports regarding the matter be provided to Council, as required.

## **ATTACHMENTS**

---

Nil



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## Report of the General Manager - 28 March 2017

---

**ITEM 6.2**                      **Management of the BLaKC Cafe**

**AUTHOR**                      **Community Services**

### **ISSUE**

---

Council to consider managing the BLaKC café in house.

### **RECOMMENDATION** That -

---

1. Council does not invite fresh tenders for the lease of the BLaKC as resolved in its meeting 28<sup>th</sup> February, 2017.
2. In accordance with Section 178 (3) of the Local Government (General) Regulation 2005, Council carry out the requirements of the proposed contract itself.

### **BACKGROUND**

---

At the August 2016 Ordinary Council meeting, Council resolved to adopt a combination model for the management of the Bryan Brown Theatre, Function Rooms and the BLaKC Café. This model involved Council managing the Bryan Brown Theatre and Function spaces in house and outsourcing the operation of the BLaKC Café.

Council recently conducted an open tender process for a 5 year lease for the management of the BLaKC Cafe. In the February 2017 Ordinary meeting it was reported back to Council that there were no tenders received and Council subsequently resolved to go back out to tender.

### **REPORT**

---

Following the lack of interest from suitable Café Operators during the tender process, Council Officers undertook a further assessment of the Café operation and reconsidered the feasibility of managing the BLaKC Café in house. Council Officers had previously completed an independent market rental evaluation on the Café and hence the rental income that could be expected by outsourcing to a third party is understood.

With Council Officers having commenced preparations in terms of programming and event management for the transition to the in house management of the Theatre and Function Spaces it has become apparent that there are many benefits to Council managing the complete Venue operation in house.

If Council were to manage the BLakC Café and establish itself as the preferred caterer for the Venue, Council would be in a position to manage the whole Venue experience. This would provide Council the opportunity to cater product and service offerings in line with theatre programming; to diversify product offering to suit the local demographics and to achieve efficiencies in labour through multiskilling of staff and economies of scale. In addition, Council would also be in a position to leverage existing supplier relationships. Council currently operates kiosks at its six Leisure and Aquatic Centres, Sefton Golf Course and is soon to commence operation of a Café at the Morris lemma Indoor Sports Centre.

## **POLICY IMPACT**

---

There is no policy impact.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

The revenue generated from the BLakC Café and associated catering will in part offset the cost of programming and managing the Bryan Brown Theatre and Function Spaces.

## **RECOMMENDATION** That -

---

1. Council does not invite fresh tenders for the lease of the BLakC as resolved in its meeting 28<sup>th</sup> February, 2017.
2. In accordance with Section 178 (3) of the Local Government (General) Regulation 2005, Council carry out the requirements of the proposed contract itself.

## **ATTACHMENTS**

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Nil

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## Report of the General Manager - 28 March 2017

---

**ITEM 6.3**                      **Community Engagement Policy**

**AUTHOR**                      **Corporate**

### **ISSUE**

---

To adopt a policy in support of Council's Community Engagement activities.

### **RECOMMENDATION**

---

That Council adopt the Community Engagement Policy attached to this report.

### **BACKGROUND**

---

Under the Integrated Planning and Reporting Framework, councils are required to engage their communities in their strategic planning. Furthermore, it is a legislative requirement that councils have a Community Engagement Strategy.

The Community Engagement Policy provides a clear standard for community engagement for Canterbury-Bankstown Council.

### **REPORT**

---

This report recommends the adoption of a Policy that supports Council's Community Engagement activities, and provides an outward-facing statement of Council's commitment to ongoing and meaningful engagement with its stakeholders.

The Policy outlines the principles and activities that will guide Council's community engagement practices to effectively contribute to Council's decision-making process, and ensure the delivery of an appropriate standard of service to residents within the Canterbury-Bankstown Local Government Area.

Additionally, the Policy will outline the circumstances under which Council will undertake community engagement, and will do so in accordance with the International Association for Public Participation Australasia (IAP2) Community Engagement Spectrum as its base model for engagement.

The Community Engagement Policy is applicable to Councillors, Council staff, contractors and consultants undertaking engagement on behalf of Council, and will be supported by the Canterbury-Bankstown Community Engagement Framework and Toolkit.

The Policy has been reviewed by the Policy Review Sub-committee.

## **POLICY IMPACT**

---

The Community Engagement Policy fulfils requirements under the *Local Government Act 1993* for a public policy that provides a clear standard for community engagement by Council that is appropriate with the nature, complexity and impact of the issues(s) or project.

Adoption of this Policy supersedes the previous policies adopted by the former Bankstown and Canterbury Councils.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

Funding required to administer the Policy and undertake community engagement activities will be made available through Council's adopted budget.

## **RECOMMENDATION**

---

That Council adopt the Community Engagement Policy attached to this report.

## **ATTACHMENTS** [Click here for attachment](#)

---

- A. Community Engagement Policy

---

## Report of the General Manager - 28 March 2017

---

**ITEM 6.4**                      **Seasonal Sport Field Allocation Policy**

**AUTHOR**                      **Community Services**

### **ISSUE**

---

To review and endorse the Seasonal Allocation of Sporting Grounds Policy.

### **RECOMMENDATION**

---

That Council adopt the Seasonal Allocation of Sporting Grounds Policy attached to this report.

### **BACKGROUND**

---

The former Canterbury City Council adopted a Seasonal Allocation of Sporting Fields Policy on 21 March 2013 which outlines the way in which seasonal applications for the hire of sports fields are assessed and prioritised.

The former Bankstown City Council did not have an equivalent adopted Policy, however did use an informal yet widely recognised set of guiding principles to make these determinations.

As all previously adopted Policies remain in effect following the amalgamation, it is therefore necessary to create a harmonised Policy for the whole of the City of Canterbury Bankstown.

### **REPORT**

---

The existing Policy of Canterbury and the principles applied by Bankstown are, in the majority, consistent with each other. Some minor inconsistencies between the two are addressed by the new Policy with the table in Attachment B demonstrating the key components of each previous Council's position against the new Policy.

The only substantive change brought by the implementation of this Policy is the removal of preference for out-of-area groups who have had historical tenure at a facility. Under the current Canterbury Policy, groups affiliated to a local association and/or groups with previous tenure would receive preference as a *Long Term Hirer*. This is removed under the new draft Policy to ensure the needs of locally based clubs are served first before out-of-area applications are considered.

The draft policy has been reviewed by the Policy Review Sub – committee.

## **POLICY IMPACT**

---

If adopted, a link to this Policy will be included in the updated Community Facilities Policy, currently under review, to ensure a more unified and coordinated approach to the allocation of sports fields and their associated amenities such as clubhouses.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

There is no financial impact.

## **RECOMMENDATION**

---

That Council adopt the Seasonal Allocation of Sporting Grounds Policy attached to this report.

## **ATTACHMENTS** [Click here for attachment](#)

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- A. Seasonal Allocation of Sporting Grounds Policy

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## Report of the General Manager - 28 March 2017

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**ITEM 6.5**                      **Update to Council's Instrument of Delegations**

**AUTHOR**                      **Corporate**

### **ISSUE**

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To consider varying Council's Instrument of Delegations as a result of changes to the Local Government Act 1993.

### **RECOMMENDATION**

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

### **BACKGROUND**

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

Recently Section 377 of the Local Government Act 1993 has been amended with regards to the determination of tenders. In light of the changes to the Act, it is proposed the Instrument of Delegation be further reviewed.

### **REPORT**

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Section 377 of the Act allows a Council to delegate to the General Manager, or any other person or body (except another Council employee) any of the functions of the Council excepting a range of functions so specified.

Section 377 of the Act has recently been amended by the Local Government Amendment (Governance and Planning) Act 2016 to allow Council to delegate to the General Manager the authority to accept all tenders except those for services currently provided by Council staff.

The NSW Government has stated that it amended the Act to transfer more operational matters to the General Manager and to streamline procurement activities.

By allowing the General Manager to accept tenders, there will be substantial benefits from the tendering process, including:

- Faster response times as tender reports will not have to be submitted to Council, and
- More time for evaluation panels to assess tenders.

Given the changes and expected benefits, it is proposed that Council's Instrument of Delegation to allow the General Manager be amended to accept all tenders with the exception of certain transactions/situations, being:

- Tenders for property transactions
- Tenders where only one or no submissions are received
- Where it is proposed no tender be accepted and Council negotiate with relevant parties
- Tenders for services currently provided by Council staff
- Tenders with a value exceeding \$1million (excluding GST)

Irrespective of implementing any delegation, Council will continue to follow its current policies, procedures and current processes and abide by the Tendering Requirements in the Local Government (General) Regulation 2005.

## **POLICY IMPACT**

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The adoption of the Instrument of Delegations ensures that Council meets its statutory requirements pursuant to the Local Government and other Acts, as the case may be.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

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

## **RECOMMENDATION**

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

## **ATTACHMENTS** [Click here for attachment](#)

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- A. Instrument of Delegations



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## Report of the General Manager - 28 March 2017

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**ITEM 6.6**                      **Proposed Sub-Tenancies at Belmore Bowling Club –  
1A Leylands Parade, 1B Edison Lane and 1C Edison Lane,  
Belmore**

**AUTHOR**                      **Corporate**

### **ISSUE**

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This report is to formalise the current sub-tenancy arrangements between Belmore Bowling and Recreation Club Limited with Bestco Bus Company and Bulldogs Rugby Leagues Club.

### **RECOMMENDATION** That -

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1. Council agrees in principle to Belmore Bowling and Recreation Club Limited entering two sub-tenancies on terms as outlined in this report.
2. Council seek approval from Minister for Lands, where required.
3. Subject to item 2 (where applicable) the Administrator and the General Manager are delegated authority to finalise the matter and sign all documents under the common seal of Council, as required.

### **BACKGROUND**

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Belmore Bowling Club is situated on three contiguous properties known as 1A Leylands Parade, 1B Edison Lane and 1C Edison Lane, Belmore. 1A Leylands Parade is owned by Council. 1B and 1C Edison Lane are Crown Land managed by Council. Belmore Bowling and Recreation Club Limited (the “Club”) leases the three properties under a 5-year lease that will expire on 17 April 2020.

### **REPORT**

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Council understands that the Club has previously negotiated two sub-tenancy arrangements, being:

- an agreement with a commercial bus company, Bestco Australia Pty Limited (“Bestco”), to permit the company to park buses and trailers on the eastern car park on a Crown Land parcel; and
- an agreement with the Bulldogs Rugby Leagues Club Limited (“Bulldogs”), to allow the Bulldogs use of some offices and a storeroom inside the clubhouse, which expired in January 2016 and is now operating on a monthly basis.

The Club is now seeking agreement from Council to formalise these two tenancies. In due course, the Minister for Lands' consent will also be required for the agreements.

Subject to approval by Minister for Lands the documents should each take the form of licences, to be executed by the Council, the Club and the respective Licensee, and Crown Lands, where applicable.

The licences will expire at least one month prior to the head lease. The Crown Land and Council's standard forms of licence will be prepared by Council's lawyers, with all costs of preparation to be paid by the lessee/respective parties.

The commercial terms reached between the Club and each sub-tenant are considered reasonable.

## **POLICY IMPACT**

---

There will be no direct policy impact arising from this report.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

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The Club currently pays Council rent of \$11,030.91 per annum + GST and pays all outgoings. Any fees generated from each sub-tenancy will be received by the Club as lessee and not Council.

## **RECOMMENDATION** That -

---

1. Council agrees in principle to Belmore Bowling and Recreation Club Limited entering two sub-tenancies on terms as outlined in this report.
2. Council seek approval from Minister for Lands, where required.
3. Subject to item 2 (where applicable) the Administrator and the General Manager are delegated authority to finalise the matter and sign all documents under the common seal of Council, as required.

## **ATTACHMENTS**

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Nil

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## Report of the General Manager - 28 March 2017

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**ITEM 6.7**                      **Impacts of M5 expansion / West Connex at Kingsgrove**

**AUTHOR**                      **Operations**

### **ISSUE**

WestConnex are widening part of the M5 at Kingsgrove (New M5). The proposal has the potential to impact on the surrounding communities. The report outlines some of these concerns to be raised with the relevant authorities.

### **RECOMMENDATION** That -

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1. Council write to Transport for NSW identifying the concerns as outlined in this report.
2. Council request WestConnex undertake further community engagement regarding the matters raised.

### **BACKGROUND**

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The New M5 is a state significant infrastructure project and is part of the WestConnex program. The project will deliver a new tunnel link from Kingsgrove to St Peters. Urban design and landscape improvements adjacent to the freeway are part of the project.

WestConnex was approved under State planning approval, SSI 6788. A number of conditions (B60 – B62) relate to an Urban Design and Landscape Plan (UDLP). The plan has been prepared and is regularly reviewed by the WestConnex Urban Design Review Panel (UDRP). The panel is chaired by the NSW Government Architect. The role of the panel is to review designs and provide advisory comments to Sydney Motorway Corporation. Council is represented at the panel meetings.

Part of the works proposed (Attachment A) includes the following:

- extending Kindilan underpass,
- reducing open space and the amenity of active transport routes,
- construction of a new noise attenuating “mound” and a fenced detention basin.

The urban design and landscape documents being reviewed by Council are distributed in an ad hoc way and issues raised by Council are minuted for consideration only. There is no holistic approach for the design of the final outcome and therefore the existing process is inadequate from Council’s perspective.

## REPORT

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WestConnex engaged with the community in November 2016 regarding the proposed works. In addition Council staff have provided feedback via the WestConnex UDLP meetings.

### Impacts of West Connex on the M5 Linear park

The M5 Linear Park between Kings Georges Road and Bexley Road is a legacy work from the construction of the original M5, and is again being impacted by the widening of the New M5 to allow for West Connex (**Refer Attachment B**). Feedback has been provided to address the following impacts and provide improvements to the adjacent existing linear parks:

- Loss of open space
- Loss of permeability and connectivity
- Loss of recreational and active transport corridors
- Reduced lighting, safety and surveillance
- Preservation of the heritage value of Beverley Grove Forest

While information has been passed on through the UDRP, it is considered that a formal response from Council should be provided outlining the following unresolved concerns:

- **Lack of holistic design approach** for the Urban Design and Landscape Plan, Retaining Walls Package and Sub Plan.
- **Poor amenity** of active transport corridors
- **Inadequate process for consideration** of Council's input as a place partner and future asset owner.
- **Inadequate permeability and connectivity** for the community surrounding the road corridor. Additional crossings and underpasses should be provided to ensure walkable neighbourhoods into the future.
- **Creation of unsafe, narrow and overly long underpass** replacing Kindilan Underpass. The underpass should be widened, increased in height, include natural light (via skylights), adequate lighting, public art and wayfinding signage.
- **Loss of quality open space** The approved design is an approximate 29% loss of total open space, increasing to 47% loss of usable open space with the noise mound as proposed. Council is unclear whether the community understand the effect that the proposed noise mound will have on the amount of usable open space provided.
- **Future maintenance** by Council of proposed noise mound may contravene Council's safety requirements, for example: mowing slopes greater than 1 in 3, in addition to creating narrow linear spaces between the mound and private property.

## **POLICY IMPACT**

---

There is no policy impact from this report.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

There is no financial impact from this report.

## **RECOMMENDATION** That -

---

1. Council write to Transport for NSW identifying the concerns as outlined in this report.
2. Council request WestConnex undertake further community engagement regarding the matters raised.

## **ATTACHMENTS** [Click here for attachments](#)

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- A. Context and Location Plan
- B. New M5 Key Impacts



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## Report of the General Manager - 28 March 2017

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### **ITEM 6.8 Request for Financial Assistance and Donations**

**AUTHOR Corporate**

### **ISSUE**

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

### **RECOMMENDATION That –**

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1. A donation of \$250 be made to Bankstown Sports Swimming Club in support of Thomas Hargreaves of Panania who will be competing at the 2017 Australian Age Championships in Brisbane from 16-21 April, 2017.
2. A donation of \$998 be made to Trilogy Schools (equivalent to the waiving of the hire and waste fees for the use of Playford Park, Padstow) in support of their Mega Fete which is being held at Playford Park on 2 April 2017.

## **REPORT**

---

### **Section 1 – Requests from Sporting Individuals/Groups**

Nil.

### **Section 2 – Requests from and Donations to Non-Profit Organisations**

- Bankstown Sports Swimming Club is supporting Thomas Hargreaves of Panania who will be competing at the 2017 Australian Age Championships in Brisbane from 16-21 April, 2017. It is recommended that a donation of \$250 be made to Bankstown Sports Swimming Club.

### **Section 3 – Requests from Schools**

- Trilogy Schools are hosting a Mega Fete at Playford Park, Padstow on Sunday, 2 April, 2017 and the organisers have asked Council to waive the park hire and waste fees of \$998.00. Funds raised on the day will help support the three Special Needs Schools in the Bankstown Area: Broderick Gillawarna, Caroline Chisholm and George Bass Schools. It is therefore recommended that a donation of \$998.00 (equivalent to the park hire and waste fees) be made to Trilogy Schools.

## **POLICY IMPACT**

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

### **Individuals**

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

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

### **Not –for-profit- Groups and Organisations**

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

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

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This report recommends donations totaling \$1,248 and those funds be made available from Council's Section 356 Financial Assistance Budget.

### **RECOMMENDATION** That –

---

1. A donation of \$250 be made to Bankstown Sports Swimming Club in support of Thomas Hargreaves of Panania who will be competing at the 2017 Australian Age Championships in Brisbane from 16-21 April, 2017.
2. A donation of \$998 be made to Trilogy Schools (equivalent to the waiving of the hire and waste fees for the use of Playford Park, Padstow) in support of their Mega Fete which is being held at Playford Park on 2 April 2017.

## **ATTACHMENTS**

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Nil



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## Report of the General Manager - 28 March 2017

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**ITEM 6.9**                      **Proposal to become Reserve Trust Manager of Crown Reserve 63565 (Picnic Point Reserve)**

**AUTHOR**                      **Corporate**

### **ISSUE**

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This report details a proposal for Council to become Reserve Trust Manager for a portion of Picnic Point Reserve, and thereby provide it flexibility to undertake ongoing planning, works and maintenance within the foreshore area, as required.

### **RECOMMENDATION** That -

---

1. Council authorise the Application to the Minister responsible for the administration of the Crown Lands Act, to appoint Canterbury Bankstown Council as Reserve Trust Manager for Crown Reserve 63565 at Picnic Point.
2. The General Manager and Administrator be authorised to sign any relevant documentation, and affix the common seal of Council, as required.

### **BACKGROUND**

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Picnic Point Reserve land is partly owned by Council and partly by the Crown (Crown Reserve 63565).

By virtue of Section 48 of the Local Government of the Act 1993, Council is responsible for managing the portion of the land owned by the Crown however must obtain Ministerial approval to grant leases and licences or to carrying out any public works on the site, as required.

In order provide Council an element of greater flexibility, particularly associated with the ongoing management of the broader reserve, it is proposed that Council apply to the Crown to consider it becoming the Reserve Trust Manager for the site.

By way of broad background, Council is the Reserve Trust Manager for most of the State Government's land throughout the local government area.

## REPORT

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In the process of obtaining the relevant approvals to carry out proposed bank stabilisation throughout the Crown Reserve, the relevant Department has suggested Council consider becoming the Reserve Trust Manager of this land, similarly to that for other Crown Land throughout the local government area.

The designation of Reserve Trust Manager does not impose any additional burdens on Council but rather provides it the opportunity to consistently plan for the entire Reserve and ensure that all services, facilities and assets effectively support the community's use and ongoing enjoyment.

As noted above, the Department of Industry and Lands have indicated that they will support Council's application and/or request to the change.

## POLICY IMPACT

---

There are no direct policy matters associated with this report.

## FINANCIAL IMPACT OF RECOMMENDATIONS

---

The proposal to become Reserve Trust Manager does not pose any additional financial burden on Council, as Council already has an obligation to manage the crown land / site.

## RECOMMENDATION That -

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1. Council authorise the Application to the Minister responsible for the administration of the Crown Lands Act, to appoint Canterbury Bankstown Council as Reserve Trust Manager for Crown Reserve 63565 at Picnic Point.
2. The General Manager and Administrator be authorised to sign any relevant documentation, and affix the common seal of Council, as required.

## ATTACHMENTS [Click here for attachment](#)

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- A. Map of Picnic Point Reserve (Crown Reserve 63565) Lambeth Reserve

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## Report of the General Manager - 28 March 2017

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### **ITEM 6.10                      Renewal of Lease over Greenacre Hotel Car Park**

**AUTHOR                      Corporate**

### **ISSUE**

To consider an extension to the lease for the Greenacre Hotel Car Park at 158 Waterloo Road (Community Place) Greenacre for public car parking by five years, to 30 June 2022.

### **RECOMMENDATION    That -**

---

1. Council authorise the Administrator and General Manager to enter into a variation of lease to extend the current lease for the Greenacre Hotel Car Park for a further period of five years, to 30 June 2022.
2. The Administrator and General Manager be delegated the authority to sign all documentation under the common seal of Council, as required.

### **BACKGROUND**

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Council at its meeting on 22 May 2007 resolved that:

“Council authorise the Mayor and General Manger to enter into a lease for the Greenacre Hotel Car Park and sign all the documentation under the Common Seal of Council”.

That five year lease was in operation until just before its expiry, when at the Council Meeting of 26 June 2012 a subsequent resolution was made to extend the existing lease for a period of five (5) years, which will expire on 30 June 2017.

### **REPORT**

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Council has occupied the car park since the late 1990’s. Under the current lease, there are no additional options available beyond the last extension which expires on 30 June 2017.

Council has received written confirmation that the owners of the Hotel Car Park are again willing to continue leasing the land to Council for general public parking purposes. Given the limited available parking within the centre, the agreement provides Council an important facility which provides adequate public parking for shoppers at the Greenacre Town Centre and for the adjacent child care centre.

Council has recently been given the opportunity to vary the lease by extending it for a further five years to 30 June 2022, under the same, unchanged commercial terms.

## **POLICY IMPACT**

---

This issue has no policy impact.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

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Annual cost of the lease is included in Council's Budget. Future annual budgets will also reflect the necessary lease costs, as required.

## **RECOMMENDATION** That -

---

1. Council authorise the Administrator and General Manager to enter into a variation of lease to extend the current lease for the Greenacre Hotel Car Park for a further period of five years, to 30 June 2022.
2. The Administrator and General Manager be delegated the authority to sign all documentation under the common seal of Council, as required.

## **ATTACHMENTS** [Click here for attachment](#)

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- A. Map of Greenacre Hotel Car Park Site

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## Report of the General Manager - 28 March 2017

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### **ITEM 6.11**                      **Belmore Oval Sports Precinct**

**AUTHOR**                      **City Future**

### **ISSUE**

Council has been trying to secure funds from the State Government to develop a regional Multicultural Arts and Sports Facility at Belmore Oval. This report outlines the progress on this matter and the development of alternative improvements to the precinct.

### **RECOMMENDATION** That -

---

1. Council in principle, support Canterbury Bulldogs application to the State Government to fund the upgrade to the Belmore Sports Complex as outlined in this report.
2. Subject to confirmation of funding Council work with Canterbury Bulldogs on further project evaluation, final costing and review of community outcomes.
3. Council write to the Crown outlining the project and seek their support.
4. Council commence the preparation of a masterplan for the Belmore Sports and Community Precinct to identify a shared vision and future social and community opportunities.
5. Further report(s) be provided to Council as required.

### **BACKGROUND**

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The Belmore Sports and Community Precinct includes Belmore Oval and Peter Moore Sport Field, Terry Lamb Reserve and Canterbury Bowling club. Within Belmore Oval there are various leases that occur on Community and Crown Land. At present Canterbury Bulldogs have a lease on various components of the site up to 2035. Separately, Sydney Olympic have a sublease and licences. Council separately occupies a stratum lot within the facility.

In 2012 the former Canterbury City Council commenced an investigation into the development of an arts and sports facility in Belmore Oval. The works included:

- 2km Arts walk linking the site to the Belmore Town Centre
- Visual Arts Space + 640 seat grandstand – Adjacent to Belmore Oval
- Multipurpose Arts Space +900 seat grandstand + office space – Adjacent to Peter Moore Sports Field.

At the time the total cost estimate of the project was in the order of \$11 million. Funding was based on the need for State and Federal Government grants, funding from other uses such as Canterbury Bulldogs and a commitment \$1.5 million from the former Canterbury City Council. It should be noted that no budget allocation has ever been made.

Following an application under the Federal Governments Regional Development Australia Funding (RDAF) Program, Council was successful in obtaining part funding of \$4 million towards the project. In 2014 a further report was provided to Council recommending that Council conditionally endorses accepting the grant however this was subject to approval of a financial contribution from the NSW Government to cover the shortfall.

Since that report the former Canterbury City Council undertook ongoing discussions with the NSW State Government to secure the necessary State Government funding. This was not secured or endorsed at the time of the Council amalgamations.

Separately, an independent evaluation of the project was undertaken by the former Canterbury City Council. The findings of this report concluded that approval may be difficult due to the possible development approval and community impacts and a significant underestimate in the actual costs of the works.

## **REPORT**

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### **Current Considerations**

Due to the uncertainty and associated budget risk identified by the former Council a further detailed QS has been undertaken. This identified that the total project cost was more likely to be in the order of \$18 million rather than \$11 million originally estimated. As a result of the evaluation it was concluded that the original proposed works were not achievable within the proposed funding.

Recognising the broader community benefits of the original proposal and the need for community and cultural spaces in the City, Council undertook a redesign to reduce costs while still maintaining the original intent of the application and meeting stakeholder requirements. This review reduced the costs down to \$13.1 million however this still required significant State Government support for the project to proceed.

Notwithstanding previous requests, on 20 December 2017 Council made strong representation to the Hon. Stuart Ayres MP, seeking financial assistance of the NSW Government to determine if the project would be supported. Council made it clear on the strict deadline for acceptance of the Federal Government funding and a desire to continue with this important project. Unfortunately, the deadline has passed and to date Council has not received any correspondence or confirmation that this is likely.

### **Alternative support and Improvements to Belmore Sports Precinct**

Council is committed to improving the precinct to support community needs as well as progressing further investigation of appropriate arts and cultural facilities within the City.

Recent discussions have been held with Canterbury Bulldogs who are perusing funding to improve the Belmore Sports Facility. The proposed works include:

- 25 metre multi-purpose pool
- multi-purpose room
- water retention facilities to harvest rainwater
- artificial surface to sporting field
- change rooms
- gymnasium
- multipurpose theatre and Lecture room

The Canterbury Bulldogs are providing a cash contribution to support the above. While the proposed works has the potential to deliver a World Class sporting centre of excellence there is an opportunity to provide broader community benefit by allowing various levels of community access to the new facility.

It is proposed that Council continue to work with the Canterbury Bulldogs to develop a facility that not only meets the needs as a high performance sports facility but also deliver on some of the original intent of Federal Government's funding, namely the development of a more inclusive and accessible facility. The project has the potential to deliver broader community benefit such as:

- Utilisation of the multipurpose community space
- Accessible multifunctional use of the facility
- Greater connections with the adjacent Terry Lamb Reserve
- Improved pathways for sports development

On the basis that the former Canterbury City Council committed \$1.5 million towards the precinct, it is appropriate that Council work with the stakeholders to identify how it can continue to support the redevelopment and enhancement of the area and provide important community uses in to the future. Therefore it is recommended that Council, in principle, continue to support this commitment of \$1.5 million subject to a further assessment of costing, adequate funding being provided from other sources, delivery of community benefits and agreement on it is proposed use.

Council will also separately be required to confirm the above with the Crown given the current leasing and land ownership arrangements. A further report will be provided to Council on the scope and community benefits of the project, final project costing and any leasing modifications required.

### **Future of the broader Belmore Sports and Community Precinct**

As noted above the The Belmore Sports and Community Precinct includes Belmore Oval and Peter Moore Sports Field, Terry Lamb Reserve and Canterbury Bowling club. There is an opportunity to develop a long term vision for the precinct which will explore future opportunities for improvements to the public spaces, provision of other community infrastructure such as arts and cultural spaces and connections to the town centre. Council will commence the development of a masterplan and work with the community and stakeholders to develop a shared vision for the space.

## **POLICY IMPACT**

---

There are no policy implications as result of this recommendation.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

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At this stage there is no direct financial implications out of these recommendations. That said, Council's further reports regarding the matter will consider all the relevant financial implications including our commitment made toward the project. This will be considered as part of future budget process.

## **RECOMMENDATION** That -

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1. Council in principle, support Canterbury Bulldogs application to the State Government to fund the upgrade to the Belmore Sports Complex as outlined in this report.
2. Subject to confirmation of funding Council work with Canterbury Bulldogs on further project evaluation, final costing and review of community outcomes.
3. Council write to the Crown outlining the project and seek their support.
4. Council commence the preparation of a masterplan for the Belmore Sports and Community Precinct to identify a shared vision and future social and community opportunities.
5. Further report(s) be provided to Council as required.

## **ATTACHMENTS**

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Nil



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## Report of the General Manager - 28 March 2017

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### ITEM 6.12                      **Property Matter - Hurlstone Park Bowling Club**

**AUTHOR**                      **Corporate**

#### **ISSUE**

In 2015, Council resolved to offer the proposed lease of the Hurlstone Park Bowling Club (the Club) to the open market by way of an Expression of Interest (EOI) process. The EOI was paused in 2016 while the condition of the structures on the property were assessed.

This report provides an update on the status of this matter.

#### **RECOMMENDATION** That -

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1. Council endorse to proceed with the matter as outlined in the report.
2. The General Manager be delegated authority to carry out the required steps and finalise relevant documentation as outlined in the report.

#### **BACKGROUND**

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Hurlstone Park Bowling Club sits on 10 Marcia Street, Hurlstone Park, a Council-owned parcel of 651.3m<sup>2</sup>, and 2A Marcia Lane, a Crown Land lot of around 115m<sup>2</sup>. 10 Marcia Street is classified Operational. The bowling greens of Hurlstone Park Bowling Club occupy adjacent Crown Land known as 2A-2D Short Street and 35-41 Crinan Street, both managed by Council under Hurlstone Park Memorial Reserve Trust (R86811). 10 Marcia Street and 2A Marcia Lane are zoned R4 High Density Residential. 2A-2D Short Street and 35-41 Crinan Street are predominantly zoned RE1 Public Recreation.

The Club have been paying rental of approximately \$11K per annum + GST and \$4K in rates and charges. The clubhouse was constructed by the Club in the 1940s and the Club is responsible for maintaining it in good order as well as structural repairs.

It should also be noted that Council's lease with the Club has now expired.

#### **REPORT**

---

##### *Former Council Considerations*

By way of brief background, the former Council's considerations and decisions regarding the Club are as follows:

- In July 2015 the Club requested a new five-year lease from January 2016.
- On 26 November 2015, following receipt of unsolicited requests from community groups to use the Hurlstone Park Bowling Club, the former Canterbury Council resolved to offer Hurlstone Park Bowling Club to the open market by way of an EOI campaign.
- Prior to the EOI process commencing, the condition of the structures on the site were assessed. The consultant engaged by Council found instances of structural defects, safety risks and non-compliance with relevant regulations.
- The cost of completing the required building works were estimated at around \$0.2M for urgent works required to make the premises safe with a further \$0.3M associated with accessibility upgrades for the building.
- The report separately noted that the estimated cost to refurbish the entire clubhouse would be around \$1.3M.
- It should be noted that the former Council's lease to the Club obliged the Lessee to keep and maintain the property in good order and to undertake structural repairs. The Club has not undertaken the required building maintenance over the term of the lease and the building is now in need of major building works to make safe.

#### *Current Considerations*

Notwithstanding the former Council's previous decisions, Council had again assessed the matter, particularly with the view to:

- Carrying out the former Council's existing resolutions regarding the future use of the facility and/or site;
- Review/re-assess the required works to the facility;
- Assess any hazardous conditions and/or public safety issues; and
- The Club's obligations and response with regards to the matter.

In determining its suggested approach, Council had both carried out and/or performed the following:

- In March 2017 Council had separately commissioned an independent Hazardous Materials Report to determine the extent of concerns with the facility and required rectification works of an urgent and/or critical nature. Based on the independent Hazardous Materials Report, it estimated the extent of these works to be around \$0.2M.
- Given the extent and/or nature of the hazardous conditions, Council's regulatory officers were required to issue an Order on the occupier, being the Club, requesting that certain areas of the premises be restricted and that rectification work be undertaken to make safe certain areas of the facility.

- Having assessed/reviewed both reports, Council has estimated that if the facility were to remain open for a further twelve months, subject to restricting access to certain unsafe areas of the facility, the minimum cost of the works to hold over whilst undertaking the EOI would be around \$0.2M (Building works - \$130K and Hazardous - \$70K).
- A summary of the estimated minimum costs associated with the facility is as follows:

Description	Continue to Operate for 12 months \$K*	Continue to Operate for 5 years \$K
Structural – Building Related	130	200
Structural – Accessibility	-	270
Hazardous Works	70	120
<b>Total</b>	<b>200</b>	<b>590</b>

\* subject to restricting access to certain parts of the facility for the 12 month period

- It should be noted that given the age of the facility and the indicative nature of the estimates, the expected costs may significantly vary as building works are undertaken.
- In accordance with the provisions of the former Leases, the Club were obligated to carry out any structural repairs and ongoing maintenance of the facility.
- Given the extent/state of the building, Council would proceed to demolish the building if it were vacated.
- Both the Building Condition Report and Hazardous Materials Report prepared by Council's consultants were provided to the Club and discussed at length at several meetings held with the Club.

#### *Discussions with the Club*

In the interests of determining a reasonable/suitable outcome, Council has held a number of meetings with the Club to outline/discuss:

- Continuing with the former Council's intention to carry out/commence an EOI process for the site – expected to take around twelve months;
- The Club's ongoing occupation for a period of up to twelve months whilst Council carry out the EOI process; and
- Completing the required works and restricting access to certain parts of the facility, if it were to remain open.

Having considered the above, the Club have advised Council of its intention to cease operations. In doing so, the Club have requested that it be allowed to occupy the facility for a further three months in order to find alternative premises to operate and also find storage for its memorabilia.

### Proposed Approach

Given the above, it is proposed that Council:

- re-affirm the former Council’s decision to carry out an EOI process for the site.
- The intention of the process however will:
  - in the first instance be to broadly engage with the community seeking input in formulating the long term plan/outcome for the site;
  - subject to the outcome of this process and Council’s consideration, a formal EOI process will then be conducted tailored to again engage with the broader market to seek interest in delivering on Council’s agreed expectations/intentions for the site; and
  - further reports to be provided to Council, as required.
- Agree to the Club’s request to continue occupying the premises for a period of up to three months, subject to complying with specific conditions around the use of certain parts of the facility. A formal agreement based on the current financial terms and specific conditions will be prepared for consideration by the Club.
- Council, at its own cost, to carry out any urgent and/or make-safe components of the facility to allow the Club to continue to transition out of the facility. The cost of works carried out to date and further works are as follows:

Description	Continue to Operate for 3 months \$K*
Structural – Building Related	5
Structural – Accessibility	-
Hazardous Works	22
<b>Total</b>	<b>27</b>

*\* subject to restricting access to certain parts of the facility for the 3 month period*

- Once the Club vacate the facility, Council move to restrict access through the site and demolish the building.
- Council advise Crown Lands of Council’s decision and intended EOI process.

## POLICY IMPACT

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There are no direct policy matters associated with this report. Council’s proposed EOI process will provide the broader community an opportunity to both guide and shape the outcomes for the longer term future of the site.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

Subject to Council's endorsement of the proposed approach, relevant funding associated with carrying the required works and demolition costs will be reflected in the next quarterly budget review process.

## **RECOMMENDATION** That -

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1. Council endorse to proceed with the matter as outlined in the report.
2. The General Manager be delegated authority to carry out the required steps and finalise relevant documentation as outlined in the report.

## **ATTACHMENTS**

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Nil



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## Report of the General Manager - 28 March 2017

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### ITEM 6.13 Investigation into a Disability Respite Centre

**AUTHOR** Community Services

#### ISSUE

Report on the investigation into the potential establishment of a Disability Respite Centre on the former Handicapped Children's Centre site, known as Whitehall.

#### RECOMMENDATION That -

---

1. The report on the investigation into the potential establishment of a Disability Respite Centre be noted.
2. Council continues to advocate for additional respite facilities and services to be provided by the NSW Government for Canterbury-Bankstown.

#### BACKGROUND

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The former Bankstown City Council, at its meeting on 28 October 2014, resolved as follows: *"That a report be prepared and presented to Council on the important community issue of Disability Services within the Bankstown LGA. This report will include:*

1. *The demographics detailing just what is the extent and diversity of this issue;*
2. *Identifying the key service providers and stakeholders, including private sector and State and Federal Governments;*
3. *Identifying the key issues relating to this important matter;*
4. *Identifying any service gaps or shortfalls, including respite and accommodation facilities;*
5. *Identifying possible LGA locations where a larger disability services facility could be built, incorporating respite and accommodation facilities; and*
6. *Preparing a range of strategies and prioritised actions for Council's consideration."*

A comprehensive report addressing the above listed issues was presented to Council at its meeting on 23 June 2015, when it was resolved that:

*"Council investigates the establishment of a Disability Respite Centre on the previous Handicapped Children's Centre site, formerly known as Whitehall, in Marco Avenue, Revesby."*

The former Whitehall site is a parcel of land 6,950 square metres in size. It was developed in 1964 by the Bankstown Handicapped Centre as a Private Rest Home, School and Workshop for children with a disability. It operated until 2007 and was returned to Council. It was demolished in 2009.

The site has remained vacant since that time, although its future use was considered in the development of Council's South East Local Area Plan, adopted in 2015, that resolved:

*"Divest surplus land at the former Whitehall site (Nos. 75A–75C Marco Avenue) to assist funding of infrastructure delivery actions. To facilitate this action, rezone the properties from Zone RE1 Public Recreation to Zone R4 High Density Residential (6 storeys / 1.5:1 FSR) to reflect the proximity to the commercial core and Amour Park."*

## **REPORT**

---

Council's investigation into Disability Respite Centres has involved a comprehensive literary search, while Government-authorised studies and reports, including Stronger Together; the Shut in Position Statement; NSW Ombudsman's Special Report into the Closure of Residential Centres; and the FMS Service Model specification for Group Accommodation, have also been referenced. Apart from Stronger Together, they contained minimal content relating to Disability Respite Centres.

The NSW Government's Stronger Together report looked at a new direction for disability services in NSW 2006-2016. In regard to respite care, it noted flexible respite care offers more choice in the way families can take a break. In addition, during adult years, ongoing community access services and flexible respite care options support people to continue participating and living in their communities. Through that plan, 4,500 new flexible respite care places were announced at a cost of \$95 million over five years.

On 12 February 2016, senior Council officers met with representatives from Civic Lifestyles Respite, an arm of Civic Industries, who operate a number of respite facilities, mainly in the Sutherland Shire. They indicated, the majority of their facilities had been funded via Commonwealth and NSW Government grants as well as donations and bequeaths.

Senior Council Officers also visited the Civic Industries respite facilities at Woolooware. This visit further emphasised that a significant investment would be required should Council wish to establish a facility in the local area. The Civic Industries representatives indicated they may be interested in partnering with Council to operate a facility but could not contribute to the construction or site acquisition for any such development.

Despite extensive investigations, Council has been unable to identify any NSW or Commonwealth Government capital grant sources to assist in meeting funding requirements for a new facility. This was subsequently confirmed in a meeting with representatives from NSW Ageing and Disability.



### **Current Respite Services**

People with disabilities and their families who reside in the former Bankstown LGA can seek respite through agencies such as:

- Home Care Service of NSW (Australian Unity);
- Bankslink (Allevia);
- Roselink (Allevia);
- Chester Hill Centre-Based Respite (Cerebral Palsy Alliance);
- Flexible Respite (YMCA NSW);
- Creating Links Flexible Children's Respite Options; and
- Transcultural Respite.

The above respite is offered under a number of different models, including accommodation (either centre or home-based).

While the NSW Government is yet to determine how the new amalgamated Council area will operate in State Regions (Bankstown currently in South West Sydney and Canterbury in Inner West) under NSW Department Ageing and Disabilities, it should be noted that respite services are provided in the former Canterbury LGA by the 4Cs Friendship Group, AFFORD Day Programs Lakemba, Riverwood-Canterbury Aged and Disability Support Service, and Roselands Respite Care Service-Northcott Society.

### **Conclusion**

Council notes that disability respite care is not a core business of councils, and that the City of Canterbury Bankstown would be pursuing an untested model, without any Government funding support or necessary expertise, if it looked to establish a Disability Respite Centre.

Further, it is also highly likely such a move would severely impact the delivery of core services in the City of Canterbury Bankstown due to a conflict of funding priorities.

It will therefore be recommended that the previously adopted South East Local Area Plan should remain the instrument for the future direction of the Whitehall site, and Council continues to advocate for the further establishment of disability respite facilities and programs in Canterbury-Bankstown with the NSW Government.

## **POLICY IMPACT**

---

The City of Canterbury Bankstown has no policy position on the provision of Disability Respite Facilities.

It is important to note that studies and reports, including Stronger Together; the Shut in Position Statement, and the NSW Ombudsman's Special Report into the Closure of Residential Centres, highlight that large residential facilities for people with a disability are no longer part of NSW Government policy.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

There are no financial implications with adoption of the report's recommendation.

## **RECOMMENDATION** That -

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1. The report on the investigation into the potential establishment of a Disability Respite Centre be noted.
2. Council continues to advocate for additional respite facilities and services to be provided by the NSW Government for Canterbury-Bankstown.

## **ATTACHMENTS**

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Nil

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## Report of the General Manager - 28 March 2017

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### **ITEM 6.14 Council Participation in Cooks River Catchment Committee**

**AUTHOR** City Future

### **ISSUE**

This report responds to a recommendation from the November 2016 Council meeting requesting a further report on its role in the Cooks River Alliance (Alliance).

### **RECOMMENDATION** That -

---

1. Council pay the 2016-17 membership fee.
2. Council budget and contribute to the 2017- 18 Cooks River Alliance membership, subject to the review and final agreement of fees.
3. Council submit an Expression of Interest for hosting the Alliance beyond 2017.

## **REPORT**

---

### **Background**

On 22 November 2016, the Administrator resolved that a further report be presented to Council on its role in the Cooks River Alliance (CRA). The 2016-17 membership payment for the Alliance was deferred until the further report was provided to Council.

### **Review**

A review of the Alliance has been undertaken in consultation with other member Councils. Concerns for the viability of the Alliance have now been alleviated as the vacant staff positions in the Alliance are filled. This has allowed the Alliance to work towards the adopted Management and Action Plan, and get back on track for delivering the Grant funded projects, on time and within the agreed allocated budget.

A review of the current operating budget suggests that the Alliance is continuing to deliver on its commitments in line with the Management and Action Plan. With the inclusion of Canterbury-Bankstown Council membership fees, there will be a surplus at the end of 2016/17. This would assist in extending two Alliance staff until the end of 2017 to facilitate the development of a new Management Plan and review of the governance model.

Council's representation on the Alliance governance structure was also reviewed, with timely actions implemented. As of November 2016, Council is represented on all three governance levels, with ability to contribute to the alliance and its future, in a strategic manner.

## **Hosting the Alliance**

The review also looked at the current hosting arrangements of the Alliance, as the host term with Strathfield Council expires this year. The current hosting model provides a \$10,000 reimbursement per year to the host Council to cover costs, accommodation for three to five staff and all administration and on-costs associated with their employment.

The Alliance Board resolved to released Expression of Interest (EOI) to all member Councils for hosting of the Alliance for a new term. With 34% of the catchment in the LGA, the largest portion of all member councils, this provides an opportunity to provide further leadership on Council's commitment to total catchment management.

The findings from the review and new council representation on all levels of the Alliance provides confidence that Council will be well represented in the Alliance and can contribute strategically to the future of the Alliance and the Cooks River.

It is recommended that Council submit an EOI for hosting the Cooks River Alliance with the use of the Campsie office space.

## **POLICY IMPACT**

---

There is no impact on Council Policy from this recommendation.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

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There are no financial impacts on the current budget, as membership fees of \$130,000 for the Alliance is included in the 2016/17 budgets from the former Bankstown and Canterbury Councils.

It is recommended that Council budget for the 2017- 18 membership fees, based on current fee structure. Payment of the membership will be subject to final agreement of fees.

Financial impacts of hosting the Alliance would be covered via the annual contribution fee from the Alliance to the Council.

## **RECOMMENDATION** That -

---

1. Council pay the 2016-17 membership fee.
2. Council budget and contribute to the 2017- 18 Cooks River Alliance membership, subject to the review and final agreement of fees.
3. Council submit an Expression of Interest for hosting the Alliance beyond 2017.

## **ATTACHMENTS**

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Nil

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## Report of the General Manager - 28 March 2017

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### ITEM 6.15                      **Cash and Investment Report as at 28 February 2017**

**AUTHOR**                      **Corporate**

#### **ISSUE**

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This report details Council's cash and investments as at 28 February 2017.

#### **RECOMMENDATION** That -

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1. The Cash and Investment Report as at 28 February 2017 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

#### **BACKGROUND**

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

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

#### **REPORT**

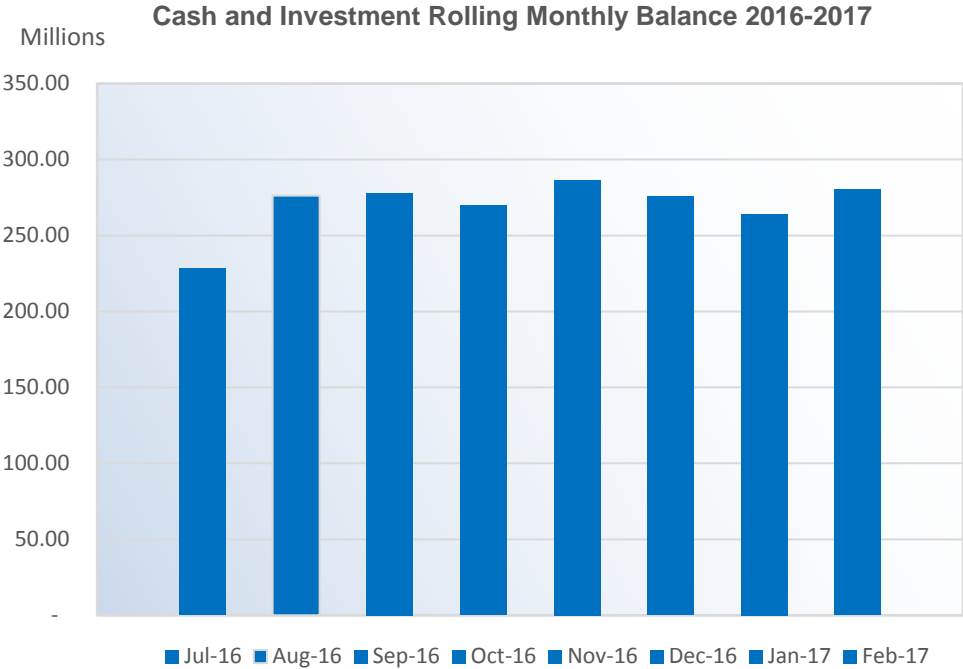
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##### **Cash and Investment Summary – as at 28 February 2017**

In total, Council's Cash and Investments holdings as at 28 February 2017 is as follows:

<b>Cash and Investments</b>	<b>\$</b>
<b>Cash at Bank</b>	12,167,309
<b>Deposits at Call</b>	36,867,876
<b>Term Deposits</b>	205,263,000
<b>Floating Rate Notes</b>	26,001,485
<b>Total Cash and Investments</b>	<b>280,299,670</b>

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 28 February 2017 is as follows:

Interest Income	February 2017 \$	Year-to-date Feb 2017 \$
<b>Budget</b>	577,066	4,616,529
<b>Actual Interest</b>	632,568	5,134,865
<b>Variance</b>	55,502	518,336
<b>Variance (%)</b>	9.62%	11.23%

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

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

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

Overall Portfolio Maturity Limits	
	Actual % of Portfolio
Portfolio % <= 1 Year	54
Portfolio % >1 Year <=3 Years	31
Portfolio % >3 Years <=5 Years	15
Portfolio % >5 Years	-
<b>Total Cash and Investments</b>	<b>100%</b>

Overall Portfolio by Investment Type	
	Actual % of Portfolio
Cash at Bank	4
Deposits at Call	13
Term Deposits	74
Floating Rate Notes	9
<b>Total Cash and Investments</b>	<b>100%</b>

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

Broadly, CPG have indicated the following regarding Council’s Cash Investment portfolio as at the end of December 16 quarter.

Policy Aspect	Indicator	Details
Credit Quality	<input checked="" type="checkbox"/>	The portfolio is of very high quality with approximately 91% of assets rated “A” or higher with the balance being deposit and FRN investment with the regional and unrated ADIs.
Counterparty	<input checked="" type="checkbox"/>	As at the review date, Council did not have an overweight position to any single ADI. Overall, the portfolio is mainly directed to the higher rated ADIs (A or higher), with a small allocation to the lower and unrated ADIs.
Term to Maturity	<input checked="" type="checkbox"/>	Council’s portfolio is highly liquid in a “barbell” portfolio with around 35% of assets maturing within 3 months and an additional 22% of assets maturing within 12 months. FRNs also provide additional liquidity in an emergency. Term deposits have a weighted average maturity of around 1½ years. <i>Despite deteriorating economic conditions, longer fixed rates spiked up during the quarter. Long deposits appear an opportunity but more so amongst the regional and lower rated ADIs.</i>
Asset Class	<input checked="" type="checkbox"/>	Council’s investment portfolio is mainly directed to term deposits, which accounts for approximately 59% of total assets. Most of the rest is in cash, with little credit. <i>Deposit margins were somewhat tighter late in the quarter, as deposit rates generally followed bond yields higher. Credit is in the wider half of its trading range in the New Year.</i>

- At the end of December 2016 the majority of the portfolio was invested in Term Deposits (59%) and the balance was invested in credit assets (FRNs) and liquid Cash Accounts.
- Deposits have averaged 3.13%p.a for the December quarter; this is more than double the cash rate.
- Longer dated deposits in the portfolio still yielding 6.65%p.a. going into coming years. This is largely attributed to former Bankstown Branch's decision to allocate a significant portion of deposits to longer terms.
- The portfolio remains well diversified from a maturity perspective, with a spread of maturities out to 2021.
- CPG recommends to invest aggressively into a counterparty when they are offering attractive interest rates.
- CPG encourages Council investing further into liquid FRNs and higher yielding longer dated deposits as credit spreads have taken a more prominent role. Rolling FRNs on a 2 year view should see material capital gains.
- As at December 2016 Council did not have an overweight position to any single ADI, and the portfolio is mainly directed to the higher rated ADIs "A" (91%) or higher.

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

## **CERTIFICATION OF INVESTMENTS - RESPONSIBLE ACCOUNTING OFFICER**

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

## **POLICY IMPACT**

---

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

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

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

## **RECOMMENDATION** That -

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1. The Cash and Investment Report as at 28 February 2017 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.



## **ATTACHMENTS**

[Click here for attachments](#)

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- A. Canterbury Branch Cash & Investments Report February 2017
- B. Bankstown Branch Cash & Investments Report February 2017
- C. CPG Research & Advisory Bankstown Branch Investments Report February 2017
- D. CPG Research & Advisory Canterbury Branch Investment Report February 2017



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## Report of the General Manager - 28 March 2017

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**ITEM 6.16**                      **Amendments to Fees and Charges**

**AUTHOR**                      **Community Services**

### **ISSUE**

---

To report back to Council following the exhibition of Council's fees and charges for the Morris lemma Indoor Sports Centre.

### **RECOMMENDATION**

---

That Council adopt the proposed fees and charges for the Morris lemma Indoor Sports Centre.

### **BACKGROUND**

---

Following a comprehensive business review into the operations of the Morris lemma Indoor Sports Centre (MIISC), Council resolved at the Ordinary meeting on the 25th October 2017 to manage the indoor stadium and multipurpose rooms in house and to lease out the gym to a third party fitness operator.

With Council assuming management of the facility from 1st April 2017, Council resolved at the 28th February 2017 Ordinary meeting to publicly exhibit a set of interim fees and charges for a period of 28 days in accordance with the Local Government Act 1993.

### **REPORT**

---

Council exhibited the interim fees and charges for the Morris lemma Indoor Sports Centre for a 28 day period from the 1st February 2017 through to 28th March 2017. During this time the interim fees and charges were displayed on the "Have your Say" page on Council's website as well as at the Bankstown and Campsie Customer Service Centres and at the Morris lemma Indoor Sports Centre itself.

Council did not receive any submissions during this period.

### **POLICY IMPACT**

---

This matter has no direct policy implications.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

The estimated revenue that will be generated from the hire of the MIISC multipurpose courts and the community room as well as the food and beverage sales at the kiosk is \$395K per annum.

## **RECOMMENDATION**

---

That Council adopt the proposed fees and charges for the Morris lemma Indoor Sports Centre.

## **ATTACHMENTS** [Click here for attachment](#)

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A. Previous Report to Council



## **7 COMMITTEE REPORTS**

The following items are submitted for consideration -

- |     |  |    |
|-----|--|----|
| 7.1 | Minutes of the Council Advisory Group Meeting held on 1 March 2017                                     | 93 |
| 7.2 | Minutes of the Canterbury Branch and Bankstown Branch Traffic Committee meetings held on 14 March 2017 | 95 |



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## Committee Reports - 28 March 2017

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**ITEM 7.1**                      **Minutes of the Council Advisory Group Meeting held on 1 March 2017**

**AUTHOR**                      **Corporate**

### **ISSUE**

---

Minutes of the Council Advisory Group.

### **RECOMMENDATION**

---

That the Minutes of the Council Advisory Group Meeting held on 1 March 2017 be adopted.

### **BACKGROUND**

---

On 14 June 2016, Council resolved to establish the Canterbury-Bankstown Implementation Advisory Group and the Canterbury-Bankstown Local Representation Group (Council Advisory Group). The advisory group has powers to make recommendations but not decisions. Attached are the minutes from its meeting held on 1 March 2017.

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

This report has no financial impacts.

### **RECOMMENDATION**

---

That the Minutes of the Council Advisory Group Meeting held on 1 March 2017 be adopted.

### **ATTACHMENTS**                      [Click here for attachment](#)

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A.     Minutes of the Council Advisory Group meeting held on 1 March 2017





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## Committee Reports - 28 March 2017

---

**ITEM 7.2**                      **Minutes of the Canterbury Branch and Bankstown Branch Traffic Committee meetings held on 14 March 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 14<sup>th</sup> March 2017, be adopted.

### **BACKGROUND**

---

Attached are the minutes of the Canterbury Branch Traffic Committee and Bankstown Branch Traffic Committee meetings held on 14<sup>th</sup> March 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 14<sup>th</sup> March 2017, be adopted.

## **ATTACHMENTS**

[Click here for attachments](#)

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- A. Minutes of the Bankstown Branch Traffic Committee meeting held on 14th March 2017
- B. Minutes of the Canterbury Branch Traffic Committee meeting held on 14th March 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 | Minutes of the SSROC Meeting of 16 February, 2017          | 101 |
| 9.2 | Quarterly Progress Report on the Stronger Communities Fund | 103 |



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## Matters For Information - 28 March 2017

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**ITEM 9.1**                      **Minutes of the SSROC Meeting of 16 February, 2017**

**AUTHOR**                      **Corporate**

### **ISSUE**

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To receive the minutes of the Joint SSROC Meeting.

### **RECOMMENDATION**

---

That the minutes of the SSROC Meeting of 16 February, 2017 be noted.

### **BACKGROUND**

---

SSROC provides a forum for the exchange of ideas between member councils, and an interface between governments, other councils and key bodies on issues of common interest.

The organisation acts as a facilitator of joint activities between councils which provide benefits through economies of scale. Member councils can reduce the costs of procurement, share the costs of engaging external assistance if needed, and can expose their staff and councilors to a wide network of expertise and views.

The organisation is a means of resolving issues and challenges that cross municipal boundaries, such as the environment and transport.

### **REPORT**

---

The minutes of the SSROC meeting are attached.

### **POLICY IMPACT**

---

This matter has no direct policy implications.

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

There is no financial impact.

### **RECOMMENDATION**

---

That the minutes of the SSROC Meeting of 16 February, 2017 be noted.



**ATTACHMENTS** [Click here for attachment](#)

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- A. Minutes of the SSROC Meeting of 16 February, 2017.

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## Matters For Information - 28 March 2017

---

**ITEM 9.2**                      **Quarterly Progress Report on the Stronger Communities Fund**

**AUTHOR**                      **City Future**

### **ISSUE**

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In accordance with Stronger Communities Fund (SCF) Guidelines developed by the Department of Premier and Cabinet (DPC), Council is required to provide quarterly progress reports to an ordinary Council meeting on the expenditure and outcomes of the Stronger Communities Fund. This report covers the period December 2016 to February 2017.

### **RECOMMENDATION**

---

That Council note the progress of implementation of the Stronger Communities Fund.

### **BACKGROUND**

---

The SCF was established by the NSW Government to provide newly merged Councils with funding to kick start the delivery of projects that improve community infrastructure and services. The City of Canterbury Bankstown has been allocated \$10 million funding as a result of the two councils merging. Councils are to consult with their community to allocate the SCF through two programs:

- A Community Grants Program – Allocating up to \$1 million in grants of up to \$50,000 to incorporated not-for-profit community groups, for projects that build more vibrant, sustainable and inclusive local communities; and
- A Major Projects Program – Allocating all remaining funding to larger scale priority infrastructure and services projects that deliver long term economic and social benefits to communities.

In accordance with the Guidelines issued by the Department of Premier and Cabinet, Council needed to establish a Stronger Communities Fund Assessment Panel with responsibility to assess projects (both Major Projects and Community Grants) and make recommendations to council for funding.

## REPORT

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### Community Grants Program

Following the guidelines issued by the DPC a list of applications recommended for funding went to the December 2016 Council meeting for endorsement. A ceremony was held to recognize the recipients of Community Grants, where a total of \$987,546 was presented to 27 different community groups.

### Community Grants Program - Implementation

All 27 funding projects have commenced with some projects already delivering new and improved services to the community. Highlights include:

- The partners involved in the projects *Pathways to Employment* (Bankstown Area Multicultural Network Inc), *Volunteering in the New City* (Canterbury City Community Centre) and *Volunteering as a Trend and Lifestyle* (Chester Hill Neighbourhood Centre Inc), have formed a steering group to collaborate the roll out of the program;
- The *Joint Youth Services Outreach* project by Bankstown Multicultural Youth Service Inc has commenced the streetworker component of their youth outreach support service project and are seeking a location for their food truck;
- The *Family One Stop Shop* (Prosper (Project Australia) Incorporated) project has begun a six week 'Keeping Children Safe Group' and will be doing a public launch in the near future;
- Capacity building for local non-profit groups through the *Ignition and Beyond and Microbusiness Capacity Building Program* (Verge Collaborative Limited) is just about to launch; and
- *Building community participation through the restoration of Wolli Creek Bushland* (Wolli Creek Preservation Society NSW Incorporated) has commenced including volunteer bushcare sessions and target awareness raising in CALD communities.

### Major Projects Program

In December 2016, Council adopted and endorsed the support of four high priority projects and associated funding under the Major Projects Program. The funding for the four projects totals \$3.6 million and includes:

- Regional Sports Framework – Multipurpose synthetic surface – Jensen Park;
- Bankstown City Gardens – All Abilities Playground Stage 2;
- Regional Cycleway Connection – Canterbury Road Underpass; and
- Wiley Park – Parklands renewal to reinvigorate, and improve accessibility, safety and activation as a regional destination.

The remaining \$5.4 million of projects to be funded under the Major Projects Program will be announced in 2017, following additional community consultation. This consultation will be undertaken in conjunction with the community engagement for development of Council's new Community Strategic Plan (CSP). Initial consultation has commenced, with formal consultation for the new CSP due to commence in April.

## **POLICY IMPACT**

---

This report is tabled in accordance with the Stronger Communities Fund Guidelines developed by Department of Premier and Cabinet.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

In total, \$987,546 of the \$1 million allocated for the Community Grants Program has been allocated. It is proposed that the remaining \$12,454 be allocated through council's annual community grant program.

Under the Major Projects Program, \$3.6 million has been allocated, and the remaining \$5.4 million will be allocated later in 2017.

Further complimentary funding (such as Section 94 and Section 94A funds) will also need to be made available in implementing these projects and be reflected in the forthcoming 2017/18 Operational Plan and further quarterly budget review processes.

## **RECOMMENDATION**

---

That Council note the progress of implementation of the Stronger Communities Fund.

## **ATTACHMENTS**

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Nil



**10        QUESTIONS FOR NEXT MEETING**



## **11 CONFIDENTIAL SESSION**

11.1 T05-17 Grahame Thomas Practice Wicket Upgrade

11.2 T35-17 Minor Civil Maintenance Works Panel

11.3 T38-17 Chapel Road South Rehabilitation (McCauley Avenue to Cambridge Avenue) & Footpath Reconstruction

11.4 T42-17 Rickard Road & Jacobs St Streetscape Upgrade

11.5 T44-17 Design Supply and Installation of Heat Pumps System at Max Parker Leisure and Aquatic Centre

11.6 T45-17 Pedestrian Safety Improvement in South Terrace at East and West Terraces- Bankstown

11.7 Electrical Service Selective Tender



# **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, 11.5, 11.6, 11.7 in confidential session for the reasons indicated:

#### Item 11.1 T05-17 Grahame Thomas Practice Wicket Upgrade

*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 T35-17 Minor Civil Maintenance Works Panel

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

#### Item 11.3 T38-17 Chapel Road South Rehabilitation (McCauley Avenue to Cambridge Avenue) & Footpath Reconstruction

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

#### Item 11.4 T42-17 Rickard Road & Jacobs St Streetscape Upgrade

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

Item 11.5 T44-17 Design Supply and Installation of Heat Pumps System at Max Parker Leisure and Aquatic Centre

*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 11.6 T45-17 Pedestrian Safety Improvement in South Terrace at East and West Terraces- Bankstown

*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 11.7 Electrical Service Selective Tender

*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.*