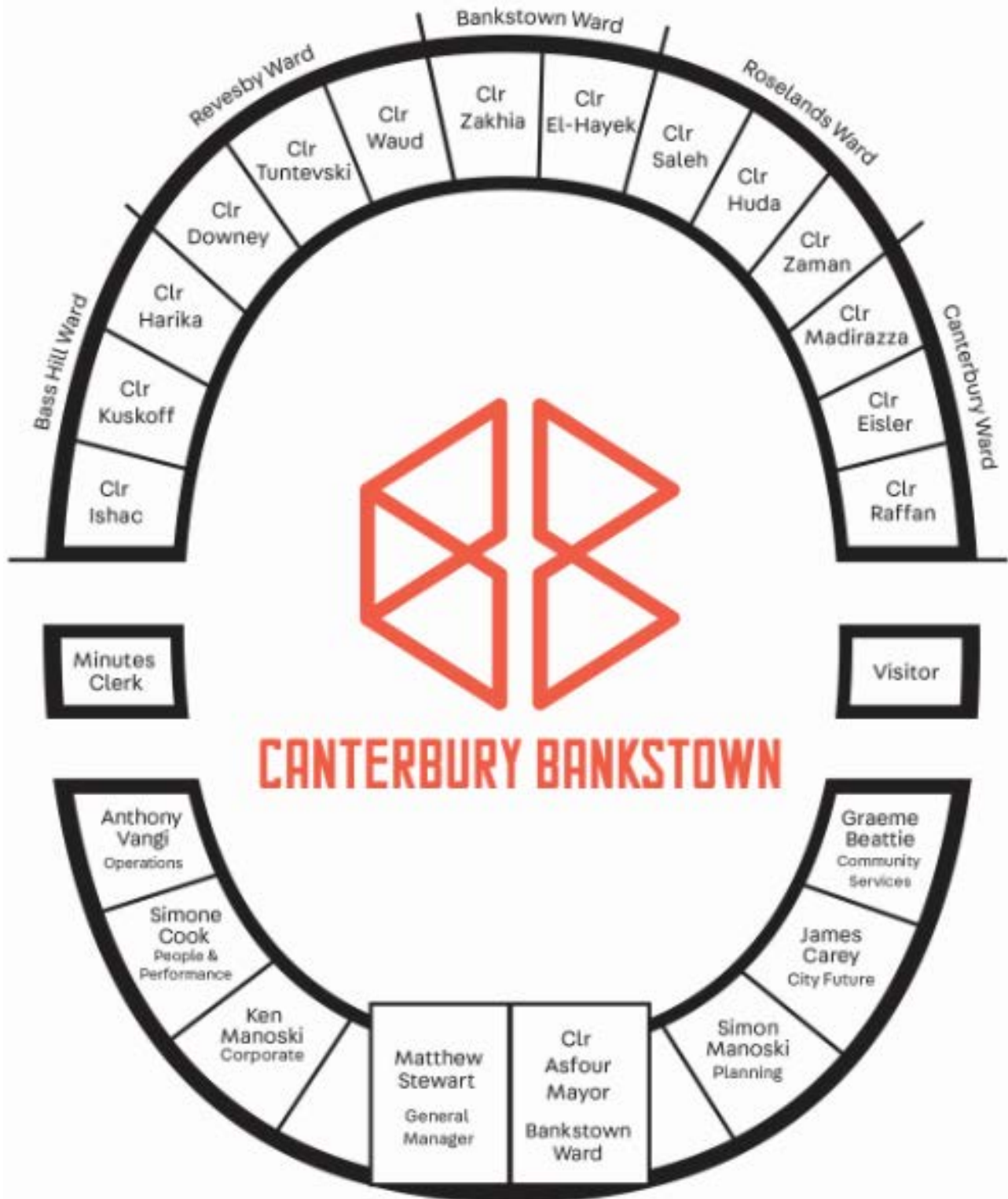




AGENDA FOR THE ORDINARY MEETING

22 May 2018

Gallery



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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 24 April 2018.....	7
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NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 24 APRIL 2018**

PRESENT: His Worship the Mayor Councillor Asfour,
Councillors Downey, Eisler, El-Hayek, Harika, Huda, Ishac, Kuskoff, Madirazza,
Raffan, Tuntevski, Waud, Zakhia, Zaman

APOLOGIES Clr Saleh

HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.01 PM.

COUNCIL OBSERVED ONE MINUTES SILENCE IN REMEMBRANCE OF ANZAC DAY.

REF: CONFIRMATION OF MINUTES

(163) CLR. EL-HAYEK:/CLR. WAUD

RESOLVED that the minutes of the Ordinary Council Meeting held on 27 March 2018 be adopted.

- CARRIED

SECTION 2: LEAVE OF ABSENCE

(164) CLR. EL-HAYEK:/CLR. TUNTEVSKI

RESOLVED that Leave of Absence be granted to Clr Saleh due to personal reasons.

- CARRIED

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

Nil

SECTION 4: MAYORAL MINUTES

SUSPENSION OF STANDING ORDERS

(165) CLR. DOWNEY:/CLR. WAUD

1. Standing Orders be suspended and Item 4.9 (an additional Mayoral Minute) be dealt with now.
2. Standing Orders then be resumed.

- CARRIED

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 24 APRIL 2018**

ITEM 4.9 THE MISSING MIDDLE - A TRAIN WRECK OF A POLICY TOTALLY MISSING THE POINT

(166) CLR. ASFOUR

RESOLVED that

1. The General Manager seek an urgent meeting with the Hon. Anthony Roberts (Minister for Planning) to also be attended by the Mayor and Director Planning to seek an exemption from the Codes SEPP amendments within the R2 zone and to request that our local planning controls prevail over the State Policy until the planning proposal at point 2 below has been gazetted.
2. To protect our community from future impacts from the Code:
 - (a) Council immediately and concurrently prepare a planning proposal to:
 - (i) Prohibit manor houses from the R2 Low Density Residential Zone.
 - (ii) Prohibit terraces/town house/villa development from the R2 Low Density Residential Zone.
 - (iii) Restrict dual occupancy development to current planning rules.
 - (b) Submit the planning proposal to the Greater Sydney Commission for Gateway approval.
 - (c) Delegate to the General Manager any administrative arrangements to progress the planning proposal including exhibition once a Gateway Determination has been received.
3. The General Manager seek legal opinion on other options to address this issue.
4. The NSW Government's policy changes and what it means for our City be widely communicated to all our residents.

- CARRIED

STANDING ORDERS WERE RESUMED.

ITEM 4.1 CREATING A SMART CITY FOR THE FUTURE

(167) CLR. ASFOUR

RESOLVED that

1. The Mayoral Minute be noted.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
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2. Council contacts every resident to obtain their preferred digital communication method, for example email or mobile text.

- CARRIED

**ITEM 4.2 RECREATION SPORTS AND AQUATICS CLUB CHARITY SPORTS LUNCH
(168) CLR. ASFOUR**

RESOLVED that Council support the request from Recreation Sports and Aquatics Club for the RSAC Charity Sports Lunch being held on Friday, 4 May 2018 at Bankstown Sports Bowls and continue its previous support by purchasing a table at a cost of \$600. Funds are to be made available from Council's Community Grants and Events Sponsorship budget.

- CARRIED

**ITEM 4.3 BIAGGIO SIGNORALI FOUNDATION GALA
(169) CLR. ASFOUR**

RESOLVED that Council support the request from Biaggio Signorelli Foundation for its 10th Anniversary Autumn Gala Dinner being held on Wednesday, 30 May 2018 at Doltone House and donate \$5,000, which includes attendance at the gala dinner. Funds are to be made available from Council's Community Grants and Events Sponsorship budget.

- CARRIED

**ITEM 4.4 BENGALI NEW YEAR FESTIVAL
(170) CLR. ASFOUR**

RESOLVED that Council support the request from Bangla Hub Inc for the Bengali New year Festival to waive the waste and special event fees of \$3,248. Funds are to be made available from Council's Community Grants and Events Sponsorship budget.

- CARRIED

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 24 APRIL 2018**

**ITEM 4.5
(171) IFTAR MAYORAL RECEPTION
CLR. ASFOUR**

RESOLVED that Council support the hosting of a Mayoral Iftar Dinner to be held on Tuesday, 29 May 2018 at the Croatian Club and that the required cost to fund the dinner be reflected in the next quarterly budget review process.

- CARRIED

**ITEM 4.6
(172) INTERNATIONAL VESAK DAY CELEBRATION
CLR. ASFOUR**

RESOLVED that Council support the request from Buddhist Federation of Australia for the Australian Observance of the 2018 UN Vesak Day being held on Saturday, 5 May 2018 in Paul Keating Park, Bankstown and donate \$1,000 to assist with the event. Funds are to be made available from Council's Community Grants and Events Sponsorship budget.

- CARRIED

**ITEM 4.7
(173) BIG DANCE 2018
CLR. ASFOUR**

RESOLVED that Council support the request from the organisers of the Big Dance 2018 to waive the Park Hire Fee of \$71.50, as more than 20 locals from the Canterbury Bankstown community will be represented in the Big Dance festivities in celebration of International Dance Day. Funds are to be made available from Council's Community Grants and Events Sponsorship budget.

- CARRIED

**ITEM 4.8
(174) MARONITES ON MISSION ANNUAL CHARITY DINNER
CLR. ASFOUR**

RESOLVED that Council support the Maronites on Mission Annual Charity Dinner being held on Friday, 18 May 2018 in Lidcombe and donate \$2,000 to assist with the event. Funds are to be made available from Council's Community Grants and Events Sponsorship budget.

- CARRIED

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
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ON 24 APRIL 2018**

ITEM 4.9 THE MISSING MIDDLE - A TRAIN WRECK OF A POLICY TOTALLY MISSING THE POINT

THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 166 ON PAGE TWO OF THESE MINUTES.

SECTION 5: PLANNING MATTERS

ITEM 5.1 REPORTING OF DEVELOPMENT APPLICATIONS APPROVED WITH A CLAUSE 4.6 VARIATION FOR THE PERIOD 1 JANUARY 2018 TO 31 MARCH 2018

(175) CLR. KUSKOFF:/CLR. ISHAC

RESOLVED that the contents of this report be noted.

- CARRIED

SECTION 6: POLICY MATTERS

Nil

SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS

ITEM 7.1 DRAFT 2018-21 DELIVERY PROGRAM AND DRAFT 2018-19 OPERATIONAL PLAN, BUDGET AND SCHEDULE OF FEES AND CHARGES

(176) CLR. KUSKOFF:/CLR. EL-HAYEK

RESOLVED that

1. In accordance with the *Local Government Act 1993*, the draft Delivery Program 2018-21 (Attachment B) be placed on public exhibition
2. In accordance with Section 405 of the *Local Government Act 1993*, the draft Operational Plan 2018-19, including the draft 2018-19 Budget and draft 2018-19 Schedule of Fees and Charges – Attachment A to the Report – be placed on public exhibition.

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3. The proposed Rating and Annual Charges for 2018-19 as outlined in Annexures F and G (forming part of Attachment A to this report) be adopted. The proposal is based on the following.

For areas covered by the former City of Bankstown

- (i) Council's ordinary and special (CBD Infrastructure Improvement) rates for 2018-19 making provision for an ad valorem structure and an increase to Council's general income equivalent to the percentage of 2.3%, as specified by the Independent Pricing and Regulatory Tribunal (IPART).
- (ii) A Minimum Ordinary Residential Rate of \$604.40 in respect of each separate parcel of rateable land in the City categorised as Residential land.
- (iii) A Minimum Ordinary Business Rate of \$739.10 for each parcel of rateable land in the City categorised as Business.
- (iv) Annual charges from Domestic Waste collection be set at \$520.00 for all Residential properties.
- (v) The maximum mandatory pensioner rebate of \$250.00 per annum. In addition Council continue to provide a further voluntary rebate, which equates to \$40.00 per annum in accordance with Council's 'Rates and Charges Debt Recovery and Hardship Assistance Policy'.
- (vi) Annual Charges for Stormwater Management Services as follows:
 - **Residential Properties**
 - Annual Residential Charge of \$25.00 per property.
 - Annual Residential Strata Charge of \$12.50 per property.
 - **Business Properties**
 - Annual Charge of \$25.00 per property plus an additional \$25.00 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres.
 - **Mixed Development**
 - Adopt the dominant Rating category as applied to the parcel of land as determined by the Valuer General and apply to each relevant property.
 - In the event that a mixed development is 50% residential and 50% business, Council will apply a residential charge.

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- **Exemptions**

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

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

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

For areas covered by the former City of Canterbury

- (viii) Council's ordinary rates for 2018-19 making provision for an ad valorem structure and an increase to Council's general income equivalent to the percentage of 2.3%, as specified by the Independent Pricing & Regulatory Tribunal (IPART).
- (ix) A Minimum Ordinary Residential Rate of \$677.65 in respect of each separate parcel of rateable land in the City categorised as Residential land.
- (x) A Minimum Ordinary Business Rate of \$677.65 for each parcel of rateable land in the City categorised as Business.
- (xi) Annual charges from Domestic Waste collection be set at \$455.00 for all Residential and Business properties.
- (xii) The maximum mandatory pensioner rebate of \$250.00 per annum. In addition Council to provide a further voluntary rebate, which equates to \$40.00 per annum in accordance with Council's 'Rates and Charges Debt Recovery and Hardship Assistance Policy'.
- (xiii) Annual Charges for Stormwater Management Services as follows:
- **Residential Properties**
 - Annual Residential Charge of \$25.00 per property.
 - Annual Residential Strata Charge of \$12.50 per property.
 - **Business Properties**
 - Annual Charge of \$25.00 per property plus an additional \$25.00 for each 350 square metres or part of 350 square

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metres by which the area of the parcel of land exceeds 350 square metres.

- **Mixed Development**

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

- **Exemptions**

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

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

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

- 4. A further report be submitted to Council at the conclusion of the exhibition period.

- CARRIED

PUBLIC ADDRESS

(177)

CLR. TUNTEVSKI:/CLR. HARIKA

RESOLVED that permission be granted to Ms Barbara Coorey to address Council for five minutes in respect of Items 7.2 and 7.3.

- CARRIED

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
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**ITEM 7.2 TERMS OF REFERENCE OF THE CANTERBURY, CAMPSIE, BELMORE AND LAKEMBA
PLANNED PRECINCTS**

MS BARBARA COOREY (RESIDENT) ADDRESSED COUNCIL.

(178) CLR. EISLER:/CLR. DOWNEY

RESOLVED that an extension of two minutes be given to Ms Coorey to address Council.

- CARRIED

(179) CLR. ZAKHIA:/CLR. HUDA

RESOLVED that Council endorse the draft Terms of Reference as provided at Attachment A.

- CARRIED

CLR KUSKOFF REQUESTED THAT HIS NAME BE RECORDED AS HAVING VOTED AGAINST THIS ITEM.

ITEM 7.3 SYDENHAM TO BANKSTOWN CORRIDOR SPECIAL INTEREST GROUP

COUNCILLORS WERE PROVIDED WITH AN AMENDED REPORT.

MS BARBARA COOREY (RESIDENT) ADDRESSED COUNCIL.

MOTION CLR. ZAKHIA:/CLR. ZAMAN

That Council note and accept the recommended applicants for the Sydenham to Bankstown Corridor Special Interest Group.

AMENDMENT CLR. DOWNEY:/CLR. TUNTEVSKI

That

1. Council note and accept the recommended applicants for the Sydenham to Bankstown Corridor Special Interest Group.
2. All participants be bound by the requirements of Council's Code of Conduct provisions.

CLR ZAKIA AND CLR ZAMAN AGREED TO THE AMENDMENT BECOMING THE MOTION.

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(180)

CLR. ZAKHIA:/CLR. ZAMAN

RESOLVED that

1. Council note and accept the recommended applicants for the Sydenham to Bankstown Corridor Special Interest Group.
2. All participants be bound by the requirements of Council's Code of Conduct provisions.

- CARRIED

ITEM 7.4

NAMING OF THE SALT PAN CREEK WALKWAY

CLR HUDA TEMPORARILY RETIRED FROM THE MEETING AT 7.21 PM

CLR HUDA RETURNED TO THE MEETING AT 7.22 PM

(181)

CLR. DOWNEY:/CLR. TUNTEVSKI

RESOLVED that

1. Council recognise the section of the Salt Pan Creek Walkway in Canterbury Bankstown as the 'Pat Rogan Memorial Walking and Cycleway – Salt Pan Creek' acknowledging Mr Rogan's contribution to the local community.
2. Appropriate signage be placed along the section of Salt Pan Creek.

- CARRIED

ITEM 7.5

CASH AND INVESTMENT REPORT AS AT 31 MARCH 2018

(182)

CLR. MADIRAZZA:/CLR. ZAKHIA

RESOLVED that

1. The Cash and Investment Report as at 31 March 2018 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

- CARRIED

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 24 APRIL 2018**

SECTION 8: SERVICE AND OPERATIONAL MATTERS

**ITEM 8.1 PROPOSED MASTER PLAN FOR PARRY PARK
(183) CLR. EL-HAYEK:/CLR. HUDA**

RESOLVED that the updated Parry Park Master Plan be adopted.

- CARRIED

**ITEM 8.2 BELMORE OVAL SPORTS PRECINCT
(184) CLR. MADIRAZZA:/CLR. HARIKA**

RESOLVED that

1. Council note the estimated costs of works exceed current budget.
2. Council continue working with the Canterbury Bankstown Bulldogs on a revised scope of works for change rooms facilities within the oval utilising the allocation from Canterbury Bankstown Bulldogs and Office of Sport.
3. Council retain its contribution to deliver a multipurpose community space subject to the outcomes of the Masterplan for the broader Belmore Sports and Recreation Precinct.

- CARRIED

**ITEM 8.3 RELEASE OF DRAINAGE EASEMENT AND RECREATION OF A NEW EASEMENT TO
(185) DRAIN WATER FOR 111 THE RIVER ROAD, REVESBY
CLR. ZAKHIA:/CLR. WAUD**

RESOLVED that Council consent to the release of the Drainage Easement 1.83m wide and recreation of an Easement to Drain Water 1.83m wide at 111 The River Road, Revesby.

- CARRIED

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 24 APRIL 2018**

SECTION 9: COMMITTEE REPORTS

**ITEM 9.1 MINUTES OF THE CANTERBURY BANKSTOWN TRAFFIC COMMITTEE MEETINGS
HELD ON 10 APRIL 2018**

(186) CLR. HARIKA:/CLR. EL-HAYEK

RESOLVED that the recommendations contained in the minutes of the Canterbury Bankstown Traffic Committee meeting held on 10 April 2018, be adopted.

- CARRIED

ITEM 9.2 MINUTES OF THE RAMADAN REFERENCE GROUP

(187) CLR. EL-HAYEK:/CLR. ZAKHIA

RESOLVED that

1. Council note the minutes of the Ramadan Reference Group held on 28 March and 11 April 2018.
2. Council, subject to the endorsement of the traffic committee meeting minutes, approve to trial road closures for the last three weekends of Ramadan 2018 (2, 9, and 16 June 2018).
3. The necessary funding for Ramadan 2018 be reflected in the next quarterly review process.

- CARRIED

SECTION 10: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

ITEM 10.1 QUESTIONS WITH NOTICE

(188) CLR. ISHAC:/CLR. KUSKOFF

RESOLVED that the information be noted.

- CARRIED

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
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**ITEM 10.2 HEARING LOOPS IN COUNCIL FACILITIES
(189) CLR. TUNTEVSKI:/CLR. EL-HAYEK**

RESOLVED that a report be brought back to Council on the number of Council managed community facilities that have hearing loops and the costs and prioritisation of a roll out of hearing loops in the remainder of Council's facilities.

- CARRIED

**ITEM 10.3 LIVE SCREENING OF THE 2018 FIFA WORLD CUP
(190) CLR. EL-HAYEK:/CLR. ISHAC**

RESOLVED that a report be brought back to the next meeting of Council on the feasibility, costs and benefits of providing live screening of the 2018 FIFA World Cup™.

This report is to consider:

- a preferred location
- the timing and number of games possible to show
- other activities to occur during the screening
- licencing requirements and guidelines
- costs and other resource implications

- CARRIED

**ITEM 10.4 STREETS DESIGN MANUAL
(191) CLR. TUNTEVSKI:/CLR. DOWNEY**

RESOLVED that Council develop a Streets Design Manual to guide future capital works and inform planning controls to manage the impact of future development in our neighbourhoods.

- CARRIED

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
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ON 24 APRIL 2018**

**ITEM 10.5
(192) PROVISION OF RECYCLING BINS AT SPORTING FIELDS
CLR. HARIKA:/CLR. KUSKOFF**

RESOLVED that Council investigate options for providing recycling facilities at sporting fields including distribution and costs.

- CARRIED

**ITEM 10.6
(193) INSTALLATION OF A MOTHER LANGUAGE DAY MONUMENT
COUNCILLORS WERE PROVIDED WITH AN AMENDED REPORT.
CLR. HUDA:/CLR. EL-HAYEK**

RESOLVED that Council investigate the costs, design and possible locations for the installation of a Mother Language Day Monument to promote peace, linguistic and cultural diversity in the city.

- CARRIED

SECTION 11: QUESTIONS FOR NEXT MEETING

REF: PEDESTRIAN CROSSING - HAIG STREET, GEORGES HALL

Clr Ishac requested Council investigate the installation of a pedestrian crossing in Haig Street, Georges Hall near the Georges Hall Grammar School.

The Director Operations advised that Council is currently investigating the installation of a pedestrian crossing at this location.

REF: IMPACT OF THE NSW STATE GOVERNMENT'S MEDIUM DENSITY HOUSING CODE

Clr Kuskoff requested a report on how many potential duplex sites exist in the Bankstown LGA that have a 12 metre-15.2 metre frontage.

REF: KERBSIDE RECYCLING

Clr Kuskoff asked if Council was committed to kerbside recycling in the future.

NEW CITY OF CANTERBURY BANKSTOWN

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The General Manager advised that Council was committed to kerbside recycling and Councillors would be provided with a briefing in the near future.

REF: LIGHTING OF FIRES IN COUNCIL'S PARKLANDS

Clr Downey requested Council provide additional signage in Council's parklands warning against the lighting of fires.

Clr Downey also enquired as to how Council can further assist the Local Rural Fire Services in our LGA and extending the bush fire season.

REF: ILLEGAL BUILDING ACTIVITY

Clr Downey requested Council increase the resources of Council's compliance section to monitor and investigate illegal building activity across the Bankstown LGA.

The General Manager advised that a compliance and enforcement levy is proposed in the draft budget to provide additional resources in the compliance sections and that reports will be provided to Councillors as future programs are implemented.

REF: TRAFFIC MATTER

Clr Downey requested that Council investigate introducing a 24 hour clearway along The River Road from Milperra Road to Prince Street, Picnic Point.

REF: TRAFFIC MATTER

Clr Downey requested that Council investigate installing a Right Hand Turn at the traffic lights from Queen Street into Beaconsfield Street, Revesby.

REF: RIVERLANDS

Clr Downey asked is it possible for Council to prepare and adopt a planning proposal to alter the zoning of the Riverlands precinct area as suggested by the State Member for East Hills, and if correct what steps need to be undertaken and what are the implications for Council.

REF: IMPACT OF THE NSW STATE GOVERNMENT'S MEDIUM DENSITY HOUSING CODE

Clr Tuntevski requested that a report be provided to Council on the potential impact of the State Liberal Governments Medium Density Housing Code. The report to include the following:

1. An explanation how this Code is applied.

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2. The total number and percentage of properties within the former Bankstown and Canterbury Council areas affected by the policy (including every ward) and a map depicting this.
3. A break down on the number of existing homes, that as a result of this code will permit the development of Manor Homes, Duplexes, Terrace developments and other developments whether Strata or Torrens title in nature.
4. The projected total number of additional new dwellings if every property is developed to its potential (including individual wards).
5. The projected total number of additional residents and the corresponding percentage increases (including individual wards).
6. The projected total number of additional vehicles and the effect that this will have on traffic and parking in residential streets (including individual wards).
7. The projected loss of income to Council if certifiers are used (including potential levies) and the impact that this will have on Council's future roles.
8. The potential to significantly alter the character of our suburbs, streetscapes, social impact, loss of amenity etc.
9. The potential increase and the total number of homes and residents when future high-rise plans, including priority precincts, and this policy is applied.
10. Any other matter of relevance as a result of this Code.
11. A similar report be tabled for the proposed Milperra Riverlands site, if the code is applied to its full potential.

REF: ZONING PERMISSIBLE USES

Clr Zakhia asked if Council staff have delegated authority to change or remove multi dwelling houses or manor houses as a permitted use in R2 zoning.

The General Manager advised that only Council can resolve as above.

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REF: IMPACT OF THE NSW STATE GOVERNMENT'S MEDIUM DENSITY HOUSING CODE

Clr Zakhia enquired would there be an increase in rateable properties as a result of the Medium Density Housing Code and properties developed to their full potential.

The Mayor advised yes as a result of more dwellings.

REF: HURLSTONE PARK BOWLING CLUB

Clr Eisler requested an update on the refurbishment of the Hurlstone Park Bowling Club and asked is it possible for it to be used as a recreational facility in the interim.

REF: ASBESTOS NOTIFICATION

Clr Eisler requested advice as to how residents were advised of the asbestos removal which occurred at the Hurlstone Park Bowling Club.

REF: DEVELOPMENT APPLICATION

Clr Eisler enquired if it was proposed to introduced 3D modelling in future Development Applications.

REF: DEVELOPMENT APPLICATIONS - APPROVALS

Clr Raffan requested Council educate the community on the Development Application (DA) – Approval process, particularly Council's role in approving DA's.

REF: ILLEGAL DUMPING SIGNAGE - CAMPSIE RAILWAY AREA

Clr Raffan requested the solar power sign in South Parade, Campsie regarding illegal dumping be returned.

SECTION 12: CONFIDENTIAL SESSION

(194) CLR. EL-HAYEK:/CLR. ISHAC

RESOLVED 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 12.1, 12.2, 12.3 in confidential session for the reasons indicated:

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 24 APRIL 2018**

- Item 12.1 SSROC Tender T2017-13_2: Supply and Delivery of 20% Renewable Energy and 80% Grid Electricity

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 12.2 T16-18 Construction of Jensen Park Synthetic Pitch

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 12.3 Property Matter - 443 Henry Lawson Drive, Milperra

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

- CARRIED

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 8.10 PM AND
REVERTED BACK TO OPEN COUNCIL AT 8.14 PM.**

CLR EISLER TEMPORARILY RETIRED FROM THE MEETING AT 8.14 PM

ITEM 12.1

**SSROC TENDER T2017-13_2: SUPPLY AND DELIVERY OF 20% RENEWABLE
ENERGY AND 80% GRID ELECTRICITY**

(195)

CLR. HARIKA:/CLR. ZAKHIA

RESOLVED that

1. Council notes the current status of the SSROC Tender, as outlined in the report.
2. The General Manager be delegated authority to determine the matter as outlined in the report.
3. The Mayor and General Manager be authorised to sign all relevant documentation, including affixing the Common Seal of Council, as required.

- CARRIED

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 24 APRIL 2018**

**ITEM 12.2
(196)**

T16-18 CONSTRUCTION OF JENSEN PARK SYNTHETIC PITCH

CLR. ISHAC:/CLR. HARIKA

RESOLVED that

1. Council accepts the tender received from Polytan Asia Pacific Pty Ltd for lump sum amount of \$2,220,313.80 (excluding GST) for the construction of a synthetic pitch at Jensen Park.
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.

- CARRIED

**ITEM 12.3
(197)**

PROPERTY MATTER - 443 HENRY LAWSON DRIVE, MILPERRA

CLR. DOWNEY:/CLR. ZAKHIA

RESOLVED that

1. The information be noted.
2. Council agree to proceed to deal with the matter, as outlined in the report.

- CARRIED

CLR EISLER RETURNED TO THE MEETING AT 8.14 PM

THE MEETING CLOSED AT 8.16 PM.

Minutes confirmed 22 MAY 2018

.....
Mayor

2 LEAVE OF ABSENCE

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

4 MAYORAL MINUTES

The following items are submitted for consideration -

4.1	Reclaiming our Low Density Neighbourhoods	33
4.2	Smart Cities and Suburbs Program - Reimagining our Waste and Cleansing Service	35
4.3	Local Community Based Donations	37

ITEM 4.1 Reclaiming our Low Density Neighbourhoods

Last month I raised with Council the new policy position of the State Government that would completely derail our low density residential neighbourhoods and devastate the amenity of these areas.

Communities such as Earlwood, Greenacre, Padstow and Panania are low density suburbs where medium density development is not only out of character but inappropriate. Unfortunately while many areas of our City allowed multi dwelling housing in the form of villa development, the NSW Medium Density Housing Code was implemented over the top of local planning rules and clearly its implications were not thought through and many parts of our low density R2 zone would have suffered under this policy.

Areas zoned for low density residential are not designed for uncontrolled development of units, villas and townhouses. The infrastructure including roads, transport, schools and hospitals is simply not there, the support services are not there and the will from Council is certainly not there.

Our low density residential areas are essential and play a vital part to how our society lives, recreates and simply enjoys life. The medium density housing code from the State put all this at risk.

Significant development would have been permitted with no oversight from Council, no requirement for community engagement and left in the hands of private certifiers. We as a Council were not ready to simply let this happen.

I am pleased to advise that common sense has prevailed. Since my Mayoral Minute last month, we have prepared and submitted a planning proposal to the Greater Sydney Commission seeking to remove multi dwelling housing from the affected low density R2 zone and last week I met with the Minister for Planning to present our position. I am pleased to report that the Minister has supported our view with a deferral of this code applying in our low density areas until council's housing strategy is in place.

Indeed, we are now hearing that the Minister is considering deferring the application of this code for all councils who are seeking this. We have led the way in this action and this push back will only go to protecting more communities across Sydney from overdevelopment.

We now want to get on with finalising the Planning Proposal and once we have the Gateway approval from the Greater Sydney Commission we will engage with our community on their views and report back to Council seeking for these amendments to be finalised. We have until 1 July 2019 to complete this process and I am confident we can achieve this.

This issue has also cast light on the Canterbury Local Environmental Plan and its distribution of zones across the city, particularly the use of the R2 Low Density Residential and R3 Medium Density Residential zones. We have more work to do here and this will be one of the fundamental issues that we will address as part of the Housing Strategy that we must complete, also due by 1 July 2019, which will shape the new Local Environmental Plan for the entire City.

I have said, and will continue to say, we already have a great City, but we also have a clear mandate to start to reshape it and to set the direction for the next generation of communities. This must be a Council led process and not dictated to us from other levels of Government. I know we as a Council are ready for the challenge and the exciting prospects that will see us working alongside our community to drive a world class plan for our city.

Mayoral Minutes - 22 May 2018

ITEM 4.2 Smart Cities and Suburbs Program - Reimagining our Waste and Cleansing Service

Last month I announced the importance of Council taking the lead in becoming a Smart City, using data and technology to deliver improved services to our community.

Recently the Federal Government announced round 2 of the Smart Cities and Suburbs Program with around \$22 million available through a competitive grant process. The funding is for projects which will deliver innovative solutions that transform the local government sector, advance community goals and address the needs of residents.

There are many challenges and opportunities Council will identify as we develop our own Smart Cities Road Map. However, the one issue common to all Councils is the importance of delivering an effective, customer orientated waste and cleansing service to our community.

As a result I am proposing that Council staff investigate ways new technology and better data can not only deliver a more efficient waste service, but more importantly deliver a better outcome for the community and our environment. This will also deliver on the community aspirations under the Community Strategic Plan for a Clean and Green, and Prosperous and Innovative City.

This has the potential to deliver:

- improved customer experience closing the loop when waste and cleaning requests are submitted
- better data on the amount of waste collected and effectiveness of waste reduction campaigns
- interactive and real time web based data to support community awareness and engagement
- greater convenience for our community through the implementation of automated customer booking systems
- improved technology on vehicles to assist staff undertaking their work.

This will demonstrate how the use of data and technology can reduce our waste and provide a cleaner city.

To deliver an effective outcome it is important that Council work with others to refine and develop this initiative. As a result I propose that council staff explore possible partners from either business, academic or local governments to be involved.

The grant conditions require Council to contribute 50 per cent of eligible project costs. I propose that this be funded through Council's domestic waste management charge.

Therefore I recommend that Council submit an application under the Smart Cities and Suburbs Program based on the information above.

Mayoral Minutes - 22 May 2018

ITEM 4.3

Local Community Based Donations

The following community based organisations have approached Council for financial assistance.

St. Merkorious Charity

St. Merkorious, a charity with the purpose of preparing and distributing nourishing and nutritious meals to those less fortunate individuals and families, deliver approximately 1200 meals per week including almost 50 people from 17 families from within our own City.

Unfortunately the demand for their services is not diminishing. To try and meet the demand, St. Merkorious are upgrading the equipment in their kitchen to incorporate a potato rumbler – an automatic peeler. This sophisticated piece of equipment will increase efficiency and decrease manual labour, meaning more can be given back through charity.

I consider this request worthy of the Council's support and recommend that financial assistance of \$2,000 be provided.

Help for Hirschprung

Hirschprung's Disease is a congenital abnormality effecting the large intestine and has no known means of prevention. More commonly affecting boys, approximately 1 in 5000 children are born with the condition. Help for Hirschprung is a charity that provides support to children with the disease and their families.

On Friday, 24 August, the charity will be holding its inaugural Gala Dinner at the Highline Venue in Bankstown. With the funds raised, Help for Hirschprung will continue to distribute toiletry bags – to provide school-aged children the essentials to stay clean and hygienic – and comfort bears to those children preparing for surgery.

I consider this request worthy of the Council's support and recommend that financial assistance of \$1,000 be provided

State Final Lions Youth of the Year

Hosted by the N5 District – the district covering most of Sydney including the three clubs in our City: Bankstown, Greenacre and Yagoona – this year, the NSW State Final Lions Youth of the Year was held in our City at the Bankstown District Sports Club.

The N5 District has requested that the Council support this worthy initiative through a donation of \$747.10. Their work within our communities has been well documented over the years; their work into the future will be just as important and for this reason I consider the District's request worthy of the Council's support and recommend that requested financial assistance of \$747.10 be provided and that these funds be made available from the Community Grants and Event Sponsorship budget.

Canterbury SES Annual Awards

The Canterbury SES Unit holds an annual awards night to recognise the efforts and achievements of its volunteer members in the preceding 12 months.

We are all familiar with the incredible work undertaken by the SES and they have requested that Council donate \$2,000 to support this event. I consider this a worthy cause to support and recommend it is supported; we have been greatly assisted in the past and will no doubt be greatly assisted again at some time in the future by these wonderful men and women.

Renae Edmundson – World Baton Twirling Championships

Renae Edmunds has been selected to represent Australia at the World Baton Twirling Championships in Florida, USA in August 2018.

Based in Picnic Point, at the tender age of 15, Renae has already graced the world stage in Baton Twirling, representing her country and our community in Canada in 2015 and Sweden in 2016; the former Bankstown Council supported Renae in these past endeavours. In 2015 Renae was awarded the Canterbury Junior Sports Star.

In support of her pursuit, I recommend Council donates \$500 to assist Renae with the many expenses involved in representing her country and our community.

Variety B to B Bash

Variety's B to B Bash will be travelling from Bonnyrigg, NSW to Braitling, NT and Team F7500, from Panania, will be one of many travelling the 4,400km trip. To qualify for participation, each vehicle needs to raise \$8,500 in donations and Team F7500 have requested support from Canterbury Bankstown Council.

Our community have benefited greatly from the work of Variety and the funds raised from initiatives such as the B to B Bash. Our Liberty Swing – a swing for children and adults in wheelchairs – features prominently at Paul Keating Park and in 2017 their significant donation to Council permitted the progressing of Livvi's Place, the all-abilities playground at Bankstown City Gardens, which is now scheduled for completion later this year. In 2013 their Bash, since renamed the B to B Variety Bash, set off from Bankstown and in 2017 from Belmore.

I consider this request worthy of the Council's support and recommend that Council donate \$1,500 to Team F7500.

Gaza Children's Fund

The ongoing crisis in Gaza is seeing thousands of families and children displaced, living in poor conditions and unable to access reliable services and utilities, including electricity.

I have received a request to support the Gaza Childrens Fund, a charity that provides safe, portable lighting systems for children and families so they can lead something of a safe and normal life. This is a worthy cause and I recommend Council donates \$1,000.

Lebanese Muslim Association

The Lebanese Muslim Association (LMA) has, for many years, provided a wide range of social, religious, educational and recreational services for the Muslim community in Canterbury Bankstown. Currently the LMA works with a range of government agencies, not-for-profit organisations and corporate partners in providing a range of community services that promote social harmony across our entire community.

In the past the LMA enjoyed a strong relationship with the former Canterbury Council that involved Council supporting some of its community services and events. One example of this was the charging of a nominal fee for LMA's hire of a section of Parry Park for over flow parking during the month of Ramadan.

In respect of this long standing relationship, I am recommending that we waive \$4,682 of the fee, effectively providing the LMA with the use of that portion of Parry Park for the month of Ramadan for a fee of \$143.

Further, in future years the LMA will be invited to submit an application for this support through Council's annual Community Grants and Events Sponsorship Program.

RECOMMENDATION

I propose that Council provide the financial assistance as outlined above and that these funds be made available from the Community Grants and Event Sponsorship Program Budget.

5 PLANNING MATTERS

The following items are submitted for consideration -

5.1	Canterbury Road Review	43
5.2	Voluntary Planning Agreement: 749-757 Canterbury Road, Belmore	57
5.3	Draft Housekeeping Amendments to Bankstown LEP 2015	63
5.4	Appointment of South District Commissioner	69

ITEM 5.1 Canterbury Road Review

AUTHOR Planning

PURPOSE AND BACKGROUND

This report outlines the results of the exhibition of the Canterbury Road Review and recommends the next steps required to implement the recommendations.

ISSUE

Eighty-five submissions were received by Council during the public exhibition of the Canterbury Road Review, including one from the Roads and Maritime Services which strongly supports the recommendations.

The further work recommended in this report will enable council to investigate a number of technical issues in further detail such as urban design, traffic, and economic feasibility. This will allow Council to make fully informed decisions as the work progresses.

The report recommends that Council give its in-principle support to the review, limited to the Canterbury Road corridor and not the suburban areas stretching to the railway.

RECOMMENDATION That -

1. Council notes the submissions received as part of the exhibition of the Canterbury Road Review and proposed recommendations detailed at Attachments C and D.
2. Council adopt in-principle the Canterbury Road Review included at Attachment A subject to further work and reporting back to Council for approval, with the exception of Recommendation 14.
3. Council action the recommendations and endorse the proposed responses included in Attachment C of this report, with the exception of Recommendation 14.
4. Any future planning proposals will only be considered where they are generally consistent with the review.
5. The following actions to implement the recommendations of the Canterbury Road Review be prioritised:
 - a. Confirm the junctions and localities between Canterbury and Campsie in accordance with Recommendations 1 and 2 of the review;
 - b. Further work be undertaken to fully identify land that could be impacted by the removal of permissibility for multi storey housing and that this work be reported back to Council; and

- c. A planning proposal be prepared to include floor space ratio provisions in the *Canterbury Local Environmental Plan 2012* for the B5 Business Development Zone in accordance to Recommendation 7 of the review.

ATTACHMENTS

[Click here for attachment \(s\)](#)

- A. Canterbury Road Review
- B. RMS Submission
- C. Submissions Table - Issues
- D. Submissions Table - Property
- E. Have Your Say Report
- F. Public Briefing Session Outcome Report

POLICY IMPACT

Implementing the recommendations of the review would result in policy changes to the planning framework of parts of Canterbury Road and some intersecting streets. The changes seek to rectify poor policy direction that is being implemented by outdated or non-existent planning controls which are resulting in poor development outcomes described in this report and attachments. The recommendations for policy change have been endorsed by a State government agency steering committee.

FINANCIAL IMPACT

Financial impacts for the implementation of recommendations of the Canterbury Road Review include:

- Given the recent announcement by the NSW State Government to allocate \$2.5 million to Council to prepare and deliver a new suite of strategic and statutory planning documents for the City of Canterbury-Bankstown, Council officers will identify opportunities where output identified in this report can be delivered concurrently with the City wide comprehensive local environmental plan to minimise associated costs and maximise efficiency.
- The proposed reduction in dwelling yield will reduce the amount of Section 94 Contributions that will be able to be collected for the provision of new and augmented local infrastructure that is needed by new development within the local government area. However, this will be considered as work progresses in subsequent stages of review.
- Council will reflect the required level of expenditure and the likely financial impact in the ongoing annual and/or quarterly budget process as required.

COMMUNITY IMPACT

The Canterbury Road Review was undertaken as a result of strong community feedback in relation to the quantity and design quality of housing developments in the corridor. The review recommendations are focussed on improved amenity through increasing open space, pedestrian connections, public domain improvements, building design and other outcomes. The implementation of the recommendations of the review would therefore result in a positive community impact.

DETAILED INFORMATION

Background

Canterbury Road Review

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

Notwithstanding the 2012 LEP and the 2014 RDS, the scale and quantum of development that has been approved and developed is inconsistent with the strategic direction for Canterbury Road and led to development that is of a bulk and size that does not balance amenity and solar access or provide best practice in relation to urban renewal along busy roads.

In this regard, the Canterbury Road Review was prompted by:

- Issues and impacts associated with additional development and resulting dwelling yield from approved developments that exceed the height and floor space ratio (FSR) controls that were not contemplated when the LEP was made or by the RDS.
- The lack of an FSR control has resulted in large bulky overly-dense built forms that negatively impact on the corridor amenity and the quality of life for residents in proximity to these buildings.
- A comprehensive submission from Roads and Maritime Service (RMS) expressing concerns about cumulative traffic impacts from the proposed rezoning of land to B5 Business Development under the LEP for residential uses with increased yields in Canterbury Road.
- A large number of privately led planning proposals that seek to increase the development potential of numerous development sites with site specific amendments to the LEP.
- The release of government strategies and infrastructure projects such as the draft South District Plan, the draft Sydenham to Bankstown Urban Renewal Strategy and WestConnex.
- The relatively low level of development occurring in the R3 Medium Density Residential and R4 High Density Residential zones under the LEP.

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

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

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

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

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

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

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

The recommendations of the review detailed in the report were endorsed for public exhibition at the final agency Steering Committee on 30 June 2017. A letter received by Council on 3 July 2017 from the RMS further confirmed their endorsement of the review for exhibition. Council also resolved to place the review on exhibition on 25 July 2017 and that the results of the exhibition be reported back to Council. The results of exhibition of the review are discussed below.

A copy of the Canterbury Road Review is included at Attachment A. The technical studies supporting the review were provided to Councillors at a Councillor briefing on 17 October 2017 and can be viewed on Council's website via <https://www.cbcity.nsw.gov.au/development/planning-for-the-city/canterbury-road-review>.

Transport and Traffic Study

It is noted that the Canterbury Road Transport and Traffic Study prepared by GHD, and discussed above, is based on strategic modelling results. During the preparation of the study, the SIDRA modelling results were not peer reviewed by the RMS. SIDRA modelling is undertaken to assess the performance of individual intersections. It was agreed by the steering committee that the results would be reviewed by the RMS during the exhibition period.

The RMS, jointly with TfNSW, has confirmed in a letter dated 16 January 2018 (see Attachment B) that it is generally supportive of the outcome of the study, including the SIDRA Modelling results, provided the proposed travel demand and traffic management measures are subject to further investigation to identify their feasibility. It was further stated in the letter that the investigation should include, but not be limited to, identifying strategic costings (including land components) of the proposed traffic management measurements and the identification

of an appropriate funding mechanism. The letter also provides a submission on other issues in relation to the review. These issues are outlined and addressed in the submissions table at Attachment C of this report.

Canterbury Road Planning Proposals

A number of applicant initiated planning proposals have been lodged with Council along Canterbury Road. There are seven applicant initiated planning proposals and a further three Council initiated planning proposals which have not progressed due to an unresolved objection by the RMS. Council also resolved on 22 November 2016 to defer a decision on those planning proposals until the Canterbury Road Review was finalised and a clear policy direction endorsed.

This report recommends referring the outstanding planning proposals to the Local Planning Panel for advice before Council makes a decision about whether or not to proceed with them.

Exhibition

Overview

The review was originally placed on public exhibition for a period of three weeks. Due to public interest, the exhibition period was extended by a further three weeks. The total exhibition period spanned 6 weeks from 12 September to 24 October 2017.

The exhibition involved:

- Placing the review report in Council's customer service centres and libraries and on Council's website for viewing.
- Advertisements in local papers and media releases to advise the public of the exhibition. A second advertisement was undertaken to advise that the exhibition period had been extended.
- Letters sent to the following landowners and residents at the commencement of the exhibition period and to advise them that the exhibition had been extended:
 - All property owners and residents along Canterbury Road;
 - All property owners and residents between Canterbury Road and the Bankstown Rail Line; and
 - Property owners and residents between Canterbury Road and one block south of Canterbury Road.
- A public briefing on the review facilitated for interested members of the public (held in two sessions).
- A briefing to Members of Parliament in relation to the Canterbury Road Review.

Submissions received during the exhibition and recommendations in relation to the issues raised are discussed below. Submissions received are also addressed in the submissions tables at Attachments C and D of this report. Those tables detail submissions received by Council in relation to issues and properties respectively. A response and recommendations in relation to the issues raised is also provided.

Website Results

The Canterbury Road Review was placed on Council's 'have your say' webpage during exhibition. A summary report outlining the exhibition results achieved via that page is included at Attachment E. The submissions received through the webpage are addressed in detail in the submissions tables at Attachments C and D of this report.

Public Briefing – 19 September 2017

A public briefing was held across two evening sessions at the Canterbury Leagues Club on 19 September 2017. The aim of the public briefing was to provide information on the review to assist the community in preparing submissions during the exhibition period and to gain preliminary feedback. Residents and landowners were notified of the briefing via letters, Council's website, Facebook and Twitter accounts and in advertisements placed in local papers.

An independent facilitator was engaged to provide facilitation services for the briefing. A report was prepared by the facilitator on the feedback collected during the briefing sessions and is included at Attachment F. The report also provides more detail in relation to the running of the sessions. The issues discussed in the feedback report are addressed with the issues raised in submissions at Attachments C and D.

MP Briefing – 22 September 2017

Local Federal and State Members of Parliament (MPs) were invited to attend a briefing at the Canterbury-Hurlstone Park RSL Club on 22 September 2017. The session was well attended by interested Members of Parliament. Presentations were given by Council staff that provided an overview of the review and corridor wide information. A presentation was also given by Council's urban design consultants Hill Thalys. Council staff and consultants were made available after the presentations to provide information in a question and answer format.

Councillor Briefing – 17 October 2017

Councillors were briefed on 17 October 2017. The same information and meeting format provided for the MP briefing was provided at the Councillor briefing session.

Submissions

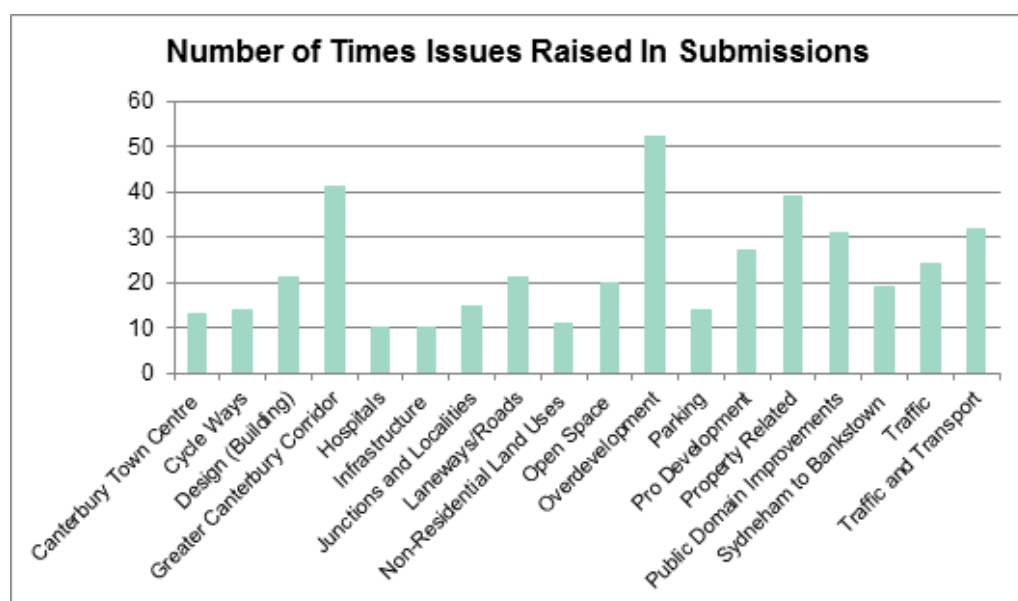
During the exhibition period, 85 submissions were received by Council. The method by which they were received, including the amount received via each method, is detailed in Table 1 below. It is noted that no proforma letters were received.

Table 1: Method of Receipt of Submissions and Amount

Method of Receipt of Submissions	Individual Submissions Received
Online via Council's 'have your say' webpage	45
Emails to Council's general email address	23
Letters addressed to the General Manager	14

Method of Receipt of Submissions	Individual Submissions Received
State Government Agency Submissions	3 Environmental Protection Authority, Roads and Maritime Services/TfNSW and NSW Department of Education
Total	85

A breakdown of the main issues raised in submissions is included in Attachments C and D. The main issues and the amount of times they are raised in submissions is detailed in the table below. Of note is that concerns in relation to overdevelopment are shared in 60% of all submissions. Comments relating to the Greater Canterbury Corridor are raised in 47% of submissions, transport and traffic is raised in 34% of submissions, public domain improvements are raised in 29% of all submissions and Sydenham to Bankstown Urban Renewal Strategy and Metro was raised in 22% of all submissions (with over half raising concerns or objecting to both and the remaining submissions being in favour of the uplift that is being proposed for their land).



The RMS submission is fully detailed in Attachment D of this report. However, it is important to note that in summary the RMS is strongly supportive of the key feature of the proposed vision for the Canterbury Road corridor, namely the proposal to redistribute high density housing along Canterbury Road to seven centres at key cross streets on the following grounds:

- Connects the nominated centres (i.e. future residents of high density housing) to the Sydenham to Bankstown railway stations (currently under construction) to the north and focus urban renewal along these north-south streets.
- The connection between the proposed centres and railway stations will maximise the potential for feasible public transport measures (i.e. bus services) and active transport measures (i.e. walking and cycling) to encourage non-car based modes of transport.
- Maintains Canterbury Road as a movement corridor with amenity improvements concentrated on the adjacent north-south streets.

Canterbury Road Review - Next Steps

In order to address the majority of submissions made in relation to the Canterbury Road Review detailed in Attachment C and D, it is important to gain the in-principle agreement for the review and commence the further work which will provide the detail required to articulate the benefits or otherwise prior to Council making any final decisions.

If the review recommendations are not implemented, the main concerns of the public will not be addressed, i.e. concerns in relation to overdevelopment and density, increasing traffic congestion and the existing lack of infrastructure including schools, hospitals, open space and other issues. It is therefore strongly recommended that in-principle agreement to the review be given by Council.

There are 15 recommendations of the review. Each recommendation has key action/s that are required to be undertaken to implement the recommendation. A timeframe to complete the recommendation (short, medium or long-term) is provided for each recommendation, along with authorities responsible for implementation. In each case, Council has responsibility. However, some recommendations also require input from the DP&E and RMS. Considerations and justifications for the implementation of the recommendations are also provided. This is detailed in the review document at Attachment A (pages 19-37). The recommendations of this report are that Council does not progress Recommendation 14 of the review. This is because the recommendation relates to a broader area rather than land fronting Canterbury Road.

It is important to note that the recommendations involve a substantial amount of work and will include further urban design studies, economic analysis, the preparation of further planning proposals and amendments to the relevant development control plan and section 94 contribution plans. Statutory processes and other engagement activities during the preparation of this work will provide opportunities for the elected officials, the community and landowners to be part of the ongoing strategic planning of the corridor.

The next steps are detailed below under the following 3 headings:

1. Identifying affected land and applying an FSR to B5 Business Development zoned land (Recommendations 3 and 7)
2. Approach to further work
3. Junctions and Localities (Recommendation 1 and 2)

These next steps will be aligned with the comprehensive LEP required to be completed for the City within the next two years. It is also important to note that the steps only relate to land fronting Canterbury Road and the immediate surrounds. The recommended steps relate to land fronting Canterbury Road and do not impact land in the broader area identified for improvements by Hill Thalys in their urban design study completed as part of the review (being Recommendation 14).

1. Recommendations 3 and 7

- *Recommendation 3: Exclude multi-storey housing from land fronting Canterbury Road*

The review recommends concentrating development in locations that will provide opportunities for the creation of open space, pedestrian connectivity, take advantage of north/south bus links and result in lower levels of additional traffic congestion (refer to Recommendations 1 and 2 on pages 20-24 of Attachment A). It also recommends excluding multi-storey housing from all other land fronting Canterbury Road in order to concentrate dwellings in the junctions and localities (refer to Recommendation 3 on page 25 of Attachment A).

To exclude multi-storey housing in accordance with actions of Recommendation 3, B2 Local Centre, B5 Business Development and R4 High Density Residential zoned land outside the junctions and localities is to be included in a zone similar to the B6 Enterprise Corridor Zone which allows bulky goods retail and service/light industry.

The land impacted by the proposed rezoning under Recommendation 3 of the review equates to approximately 19.5 hectares. However, the review was undertaken at a high level and each individual site along the 13 kilometre stretch of Canterbury Road was not individually considered. Instead the recommendations of the review have been prepared to ensure that each individual site is considered in detail when the actions of recommendations are undertaken.

A further review of land between the junctions and localities that may not be affected by Recommendation 3 has been undertaken. This land includes:

- Land that has already been developed, strata subdivided or has a development under construction (especially in the east of Canterbury Road).
- Land not suitable for a B6 zoning due to size and shape, topography, location, adjoining land uses, environmental issues, heritage, traffic related issues or other matters.
- The status of existing development and approvals was also considered in determining land that is affected.

This further review has indicated that of the 19.5 hectares, approximately 8.9 hectares of land could be impacted by Recommendation 3. This includes approximately 1.6 hectares of land zoned B2, 5.3 hectares of land zoned B5 and 2 hectares of land zoned R4. This totals 168 properties.

Given the scale of land that could be affected, it is considered that additional work needs to be undertaken to fully identify land that would be impacted by Recommendation 3 and strengthen Council justification for excluding multi-storey residential development from that land be investigated prior to a decision by Council is made to proceed with the recommendation.

- *Recommendation 7: Apply an FSR control and related design controls to all land along Canterbury Road zoned for mixed-storey housing developments*

Recommendation 7 requires the preparation of a planning proposal to include floor space ratio (FSR) provisions in the *Canterbury Local Environmental Plan 2012* for all land zoned for multi-storey housing along Canterbury Road (See Attachment A page 29). The only land permitting multi-storey development in the corridor without an FSR is the B5 Business Development Zone.

Applying an FSR is considered critical as statutory height limits are currently the primary determinant of scale and density. The consistent application of an FSR control creates greater certainty of development outcomes and is an effective control of the bulk and form of development. Strict compliance with these controls ensures orderly outcomes. The bulk and design of new development has been one of the greatest concerns to the community. Refer to comments in submissions outlined in Attachment C.

The FSR to be applied to all sites in the B5 Business Development Zone currently without an FSR in accordance with the urban design report completed for the review which is 2.5:1 (1.9:1 for residential component and 0.6:1 commercial component).

It is noted that the application of a FSR to the B5 Business Development Zone in the corridor was recommended in the DP&E's draft audit of the Canterbury City Council's use of *State Environmental Planning Policy No 1 Development Standards* and Clause 4.6 Exception to Development Standards between 2012 and 2016. The DP&E recommended an FSR as it was noted that bulkier building forms such as those that had been approved without an FSR control in the corridor have privacy concerns (due to a lack of separation) and liveability concerns (due to a lack of articulated frontage for light penetration and cross flow ventilation).

2. Approach to further work

An approach to undertaking further work on the recommendations of the review will be prepared while the actions discussed above are being undertaken. The approach would:

- Assign an appropriate priority to completing work on all remaining recommendations based on need, resources and funding implications - Concentrating available resources and effort in areas of greatest priority in the corridor;
- Map out processes for further work including statutory timeframes and points of decision making for Council and other public authorities;
- Identify the roles of authorities that will be involved with undertaking the actions and tasks;
- Identify appropriate times for consultation for each recommendation with all stakeholders including the public;
- Determine resources including both Council staff and specialist consultants;
- Provide an estimated budget for the further work on each recommendation and funding arrangements; and
- Communicate a clear framework for the administration, monitoring and reporting for undertaking the recommendations of the review.

As discussed above, the approach will be aligned with the actions required to complete the comprehensive LEP required to be completed for the City.

3. Junctions and Localities - Recommendations 1 and 2

As discussed above, the junctions and localities are recommended so as to concentrate development in locations that will provide opportunities for the creation of open space, pedestrian connectivity, take advantage of north/south bus links and result in lower levels of additional traffic congestion. Recommendation 1 requires residential development to be concentrated west of the Cooks River at seven Junctions at the intersection of Canterbury Road and identified north running streets. Recommendation 2 states that additional

residential development should be permitted at localities, predominantly on the northern side of the road, between the seven Junctions.

As most of the development activity has been occurring in the eastern portion of Canterbury Road, it is considered that work on defining the junctions and localities between Canterbury and Campsie should be undertaken as a priority over the other junctions and localities in the review. This includes the Wonga Road Junction, the Robertson Street – Canton Street Locality and Beamish Street Junction.

In accordance with the recommendations, actions to define the boundaries of the junctions and localities will include undertaking further studies and determining appropriate zoning, height and FSR provisions. Refer to pages 20-22 of Attachment A for a full list of actions required to be undertaken for these recommendations.

Canterbury Road Planning Proposals

Current Planning Proposals

There are six current applicant initiated planning proposals for land on Canterbury Road and a further three current planning proposals initiated by the previous Canterbury City Council which have not progressed due to an unresolved objection by the RMS. One applicant initiated planning proposal was recently withdrawn. The status and address of each planning proposal is outlined in Table 2 below.

Table 2: Status of Planning Proposals in Canterbury Road

Status	Properties	Total
Applicant initiated planning proposals received but not submitted to DP&E for Gateway Determination	<ul style="list-style-type: none"> 251-267 Canterbury Road, Canterbury 677-687 Canterbury Road and 46-48 Drummond Street, Belmore 754-774 Canterbury Road, Belmore 	3
Recently withdrawn applicant initiated planning proposal received but not submitted to DP&E for Gateway Determination	<ul style="list-style-type: none"> 4 Chelmsford Avenue, Belmore (withdrawn on 16 May 2018) 	1
Applicant initiated planning proposal submitted for Gateway Determination in form of latest Council resolution but not determined by DP&E	<ul style="list-style-type: none"> 1499 Canterbury Road (998 Punchbowl Road), Roselands 	1
Applicant initiated planning proposals with Gateway Determination – Conditional approvals	<ul style="list-style-type: none"> 538-546 Canterbury Rd Campsie and 570-580 Canterbury Road, Belmore 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2A-2D Liberty Street, Belmore 	2
Sites part of the exhibited RDS planning proposal that did not proceed due to unresolved RMS objection	<ul style="list-style-type: none"> 403-411 Canterbury Rd, 1 Una St & block bounded by Canterbury Rd, Duke St, Perry St and Stanley St, Campsie 1112-1186 Canterbury Rd, Roselands 1375 Canterbury Road, Punchbowl 	3
Total		10

Each planning proposal will be forwarded to the Local Planning Panel for advice on its appropriateness and broad consistency with the review. Applicants and the community will be given the opportunity to present to the panel on each proposal. The advice sought from the panel for each planning proposal will be reported back to Council for a decision as to whether or not to proceed.

Future Planning Proposals

Where the review and recommendations are adopted by Council, any future applicant initiated planning proposals within the Canterbury Road Review area will need to demonstrate consistency with the review and undertake a traffic impact assessment based on the transport and traffic study prepare as part of the review.

ITEM 5.2 **Voluntary Planning Agreement: 749-757 Canterbury Road, Belmore**

AUTHOR **Planning**

PURPOSE AND BACKGROUND

To seek Council's endorsement and approval to exhibit a draft Voluntary Planning Agreement for laneway widening at 749-757 Canterbury Road, Canterbury.

ISSUE

The need to enter into a Voluntary Planning Agreement for this site arises from a deferred commencement condition imposed by the NSW Land and Environment Court.

RECOMMENDATION That -

1. Council agree to consider entering into a Voluntary Planning Agreement in respect of land at 749-757 Canterbury Road, relating to the dedication of land required for laneway widening.
2. Council exhibit the draft Voluntary Planning Agreement as shown in Attachment A, subject to any minor drafting and editorial amendments required by Council's solicitors that do not alter the substance of the Voluntary Planning Agreement.
3. The matter to be reported to Council following the public exhibition.

ATTACHMENTS [Click here for attachment](#)

- A. Draft VPA for 749-757 Canterbury Road, Belmore

POLICY IMPACT

There is no policy impact.

FINANCIAL IMPACT

There is no financial impact.

COMMUNITY IMPACT

The development relies on the approved laneway widenings to provide vehicle access into the site and provide a sufficient road width for waste collection and safe vehicle passing areas. Further, the widened laneways will also allow for adjoining sites to provide a functional laneway along this portion of Canterbury Road when redeveloped. The proposed land dedication by the developer would result in a broader public benefit.

DETAILED INFORMATION

Background

On 19 June 2017, a deferred commencement consent was issued by the Land and Environment Court following a Section 34 Conciliation Conference for the construction of a six storey mixed used development containing 46 residential apartments with basement parking at 749-757 Canterbury Road, Belmore (DA 506/2017).

The consent orders contained two deferred commencement conditions; the first condition detailing the applicant would enter into a Voluntary Planning Agreement (VPA) to dedicate land for the widening of Wilson Lane and Thompson Lane and to carry out all construction works associated with widening the lane. The second deferred commencement condition requires the applicant to provide a detailed design of the laneway and driveway and vehicular access.

As part of the court process, the applicant amended the proposed development to comply with the Council's key planning controls, including the maximum overall building height limit. No additional height or floor space was approved in exchange for the laneway widening or draft VPA.

Council's current position is that all laneway dedication is to be provided at no cost to Council, designed and constructed to the developer's expense, and full payment of Section 94 development contributions by the developer. This recently adopted position represents the best interest of the community and broader public interest so that the developer is responsible for the facilities required to ensure their development functions properly.

Council's policy on laneway dedication

At the Council meeting on 25 July 2017, the draft Canterbury Road Corridor Review was endorsed and has since been publicly exhibited. Relevantly, the draft Review identifies the provision of a continuous network of rear lanes as a key recommendation to be achieved in the short term.

Council's current position regarding laneways is that all land to be dedicated for laneway widening needs to meet the following pre-conditions:

- Dedication to Council free of cost.
- Design and construction of the laneway at the developers cost.
- No offset from the payment of Section 94 development contributions.

The draft VPA meets the above pre-conditions and the applicant has agreed to the terms of the draft VPA.

Details of the draft VPA offer

The dedication of land as detailed in the court consent and draft VPA will result in the widening of Wilson Lane and Thompson Lane. The widening of this laneway is integral to the functionality of Wilson and Thompson Lane to service the increased density sought under the Canterbury Local Environmental Plan 2012.

The draft VPA (attachment A) reflects the commitment of the applicant as consented by the Court within DA 506/2017. The deferred commencement conditions and operational conditions require that the applicant is responsible for:

- Dedication of an area of land measuring 3m (depth) along the northern (Wilson Lane) and 3m (depth) eastern (Thompson Lane) boundaries for the purpose of road widening. The new lanes shall provide a minimum 1.8m wide pedestrian footpath adjacent to the northern and eastern boundaries.
- All costs associated with the construction of this portion of the site for lane widening. Undertaking the design work for the widened road sections immediately adjacent to the site to Council's specifications.
- Construction of the laneways, including integration with the existing road, re-sheeting of the laneway if required, and appropriate transition road works with the adjoining site.
- Relocation of any services affected by the laneways at the applicant's cost.

The land to be dedicated is shown in red on the site plan below:



Council's solicitor has reviewed the draft VPA and associated documents subject of this report and has endorsed them as being legally sound for the purpose of public exhibition. The draft VPA has been prepared in accordance with Council's Voluntary Planning Agreement's policy and it meets legislative requirements in relation to planning agreements.

CONCLUSION

The draft VPA to dedicate land and construct the laneway on the dedication land at 749-757 Canterbury Road, Belmore for the future extension of Wilson Lane and Thompson Lane is supported for the purposes of public exhibition. It will provide “future proofing” of the potential to extend this lane to Wilson Lane and create continuous vehicular access between Thompson Lane and Chapel Street and as such has the potential to provide future public benefit.

Following the conclusion of the public exhibition the outcomes of the exhibition will be further reported to Council.

Planning Matters - 22 May 2018

ITEM 5.3 Draft Housekeeping Amendments to Bankstown LEP 2015

AUTHOR Planning

PURPOSE AND BACKGROUND

This report summarises the exhibition of draft housekeeping amendments to Bankstown Local Environmental Plan 2015, and it is recommended that Council adopt the housekeeping amendments.

ISSUE

In April 2018, Council exhibited draft housekeeping amendments to Bankstown Local Environmental Plan 2015. The housekeeping amendments respond to a periodic review, and are in relation to the permissibility of home businesses, the objectives to guide subdivisions in suburban neighbourhoods, and the removal of the exempt subdivision provisions.

Council received no submissions in response to the exhibition. Should Council decide to adopt the housekeeping amendments, the next step would be to exercise Council's delegation to finalise the LEP Amendments.

RECOMMENDATION

That Council adopt the planning proposal as shown in Attachment A.

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

- A. Planning Proposal
- B. Council Report–Ordinary Meeting of 25 July 2017

POLICY IMPACT

This amendment to the Bankstown Local Environmental Plan 2015 will result in minor administrative amendments to select provisions within the local environmental plan. These amendments do not impact core development standards and will not result in broad implications on planning or development across the city.

FINANCIAL IMPACT

This matter has no financial implications for Council.

COMMUNITY IMPACT

This matter does not impact on the community.

DETAILED INFORMATION

Background

Bankstown Local Environmental Plan 2015 is the principal local planning document to regulate effective and orderly development in the former City of Bankstown. It came into effect in March 2015.

At the Ordinary Meeting of 25 July 2017, Council resolved to prepare a planning proposal to amend Bankstown Local Environmental Plan 2015 (refer to the Council report shown in Attachment B). The intended outcome is to implement certain housekeeping amendments following a periodic review, namely:

1. Permit home businesses with consent in certain zones

Current Provision	Proposed Amendment
<u>Land Use Table</u> Home businesses are not permitted with consent in the following zones: Zone RU4 Primary Production Small Lots, Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone R4 High Density Residential and Zone B1 Neighbourhood Centre.	Permit home businesses with consent in these zones.

Reason: To permit home businesses in a broader range of zones across the city.

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

However, Council's periodic review identified cases where proposed home businesses could not comply with the SEPP. In these cases, residents did not have the option of lodging a development application given that home businesses are not listed in the Land Use Table as permitted with consent. To address this issue, it is proposed to reinstate home businesses in the Land Use Table.

2. Add a new objective in relation to subdivision lot sizes in the suburban neighbourhoods

Current provision	Proposed amendment
<p><u>Clause 4.1 (Minimum Subdivision Lot Size)</u></p> <p>The objective to this clause reads:</p> <p>To ensure lots are of sufficient size to accommodate certain development that is consistent with relevant planning provisions without adversely impacting on residential amenity.</p>	<p>Add a second objective to ensure that the subdivision of low density residential sites reflects and reinforces the predominant subdivision pattern of the area.</p>

Reason: An aim of the LEP (clause 1.2) is to provide development opportunities that are compatible with the prevailing suburban character and amenity of residential areas.

Council's periodic review identified the need to add a second objective to clause 4.1 to reinforce the above aim. Clause 4.1 sets out the objectives and minimum lot sizes when creating new lots for the purposes of dwelling houses. This amendment is particularly important in the low density residential zone where the intended outcome is to maintain the prevailing low density character and subdivision pattern of the suburban neighbourhoods. This amendment does not change the numerical requirements.

3. Amend the objective in relation to lot sizes for dual occupancies

Current provision	Proposed amendment
<p><u>Clause 4.1A (Minimum lot sizes and special provisions for dual occupancies)</u></p> <p>Objective (a) to this clause reads:</p> <p>To ensure that the area of a lot is able to accommodate development that is consistent with the objectives and planning provisions for dual occupancies.</p>	<p>Amend this objective to read:</p> <p>To ensure that the area of a lot <u>lot size</u> is able to accommodate development that is consistent with the objectives and planning provisions for dual occupancies.</p>

Reason: Clause 4.1A sets out the objectives and minimum lot sizes for dual occupancies.

Council's periodic review identified the need to amend objective (a) to clause 4.1A by replacing the words 'area of a lot' with 'lot size'. The proposed amendment is considered to better reflect the need for dual occupancies to address both the minimum site area and lot width requirements. This amendment does not change the numerical requirements.

4. Delete the subdivision exempt provisions in relation to dual occupancies

Current provision	Proposed amendment
<u>Schedule 2 (Exempt development)</u> The subdivision of dual occupancies (Torrens Title and Strata) is listed as exempt development. This means a development application is not required to obtain consent.	Delete subdivision of dual occupancies (Torrens Title and Strata) as exempt development.

Reason: As background, the former Bankstown City Council permitted the subdivision of dual occupancies (Torrens Title and Strata) as exempt development. The intended outcome was to allow the subdivision of older style dual occupancies built during the 1990s in the former City of Bankstown.

Council's periodic review identified this type of exempt development as no longer relevant. Council no longer receives subdivision certificate applications to formalise the subdivision of older style dual occupancies built during this period. To address this issue, it is proposed to delete the subdivision exempt provisions in relation to dual occupancies.

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

Exhibition

Council exhibited the planning proposal from 3 April to 2 May 2018. The exhibition included displays at Council's Customer Service Centre (Bankstown Branch) and corporate website, and notification in the local newspapers.

Council received no submissions in response to the exhibition.

Following the exhibition, it is proposed to update the planning proposal (Part 3, Section B) to demonstrate consistency with the Greater Sydney Region Plan and South District Plan released in March 2018. According to the Department of Planning and Environment's publication 'A guide to preparing local environmental plans', this update would not require a revised Gateway determination.

Based on the above, it is recommended that Council adopt the planning proposal as shown in Attachment A.

Next Steps

Should Council decide to adopt the planning proposal, the next step would be to exercise Council's delegation to finalise the LEP Amendment.

ITEM 5.4 Appointment of South District Commissioner

AUTHOR Planning

PURPOSE AND BACKGROUND

To recommend to the Minister for Planning that Mr Morris Iemma be re-appointed as the District Commissioner for the Southern District of Sydney.

ISSUE

The initial District Commissioner appointments expire in early September 2018. The Greater Sydney Commission (GSC), on behalf of the Minister for Planning, is seeking advice and recommendations from local councils on the appointment of a District Commissioner for the Southern District for a new term to commence in September 2018.

The current South District Commissioner is Mr Morris Iemma.

RECOMMENDATION That -

1. The Minister for Planning re-appoint Mr Morris Iemma as the District Commissioner for the Southern District of Sydney.
2. Council write to the Minister for Planning advising of its support for Mr Iemma to be re-appointed.
3. Should Mr Iemma not be available or decline the re-appointment, the Greater Sydney Commission consult Council on the appointment of a new District Commissioner.

ATTACHMENTS

Nil

POLICY IMPACT

The NSW Government adopted the GSC's new Greater Sydney Region Plan, A Metropolis of Three Cities and the GSC approved five District Plans that implement the region plan at the local level. This included the South District Plan which has identified a policy platform and growth targets for the City of Canterbury Bankstown. The District Plan will be used to inform the basis of Council's own strategic land use plans.

The GSC is working with Council on establishing a collaboration area for the Bankstown CBD and to promote the CBD as a health and education precinct.

FINANCIAL IMPACT

This matter raises no budget implications. The District Commissioners are remunerated by the NSW Government.

COMMUNITY IMPACT

The GSC undertook community and stakeholder engagement in relation to the preparation of regional and district level plans. The District Commissioner is involved in the community engagement and preparation of the District Plans and is expected to be involved in endorsing Local Strategic Planning Statements, once prepared.

Council will also undertake extensive and ongoing engagement in preparing its suite of strategic plans and policies that will inform the preparation of a new Canterbury Bankstown Local Environmental Plan and Development Control Plan. This work is set to commence in the second half of 2018.

DETAILED INFORMATION

District Commissioners for the five Greater Sydney Districts are appointed by the NSW Minister for Planning on the recommendation of relevant local councils.

The initial District Commissioner appointments expire in early September 2018. Under schedule 2 of the Greater Sydney Commission Act 2015 (GSC Act), an appointed member holds office for such period (not exceeding 4 years) as is specified in the appointment instrument, is eligible (if otherwise qualified) for re-appointment, and can hold office as a member for not longer than 8 years.

In accordance with section 6 of the GSC Act, the Chief Executive Officer of the Greater Sydney Commission, on behalf of the Minister, is seeking advice and recommendations from local councils on the appointment of a District Commissioner for the Southern District for a new term to commence in September 2018.

Council may nominate a new District Commissioner or may choose to request that Mr lemma be reappointed for a new term to commence in September 2018.

An Expression of Interest has been publicly made to appoint new District Commissioners. This process closes on 3 June 2018. Notwithstanding, it is recommended that Council support the re-appointment of Mr lemma as the District Commissioner for the Southern District of Sydney and write to the Minister for Planning advising of its resolution.

Should Mr lemma not be available or decline his re-appointment, it is expected that the GSC consult Council on the appointment of a new District Commissioner prior to his/her appointment.

6 POLICY MATTERS

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

7 GOVERNANCE AND ADMINISTRATION MATTERS

The following items are submitted for consideration -

7.1	Quarterly Review of the 2017/18 Operational Plan to 31 March 2018 and Quarterly Budget Review	77
7.2	Property Matter - 42 Tillet Parade, Lansdowne	91
7.3	Incorporation of SSROC	97
7.4	Property Matter - Deed of Assignment - 20 Lewins Street Earlwood and adjoining Helvetia Lane	101
7.5	Cash and Investment Report as at 30 April 2018	105

Governance and Administration Matters - 22 May 2018

ITEM 7.1 Quarterly Review of the 2017/18 Operational Plan to 31 March 2018 and Quarterly Budget Review

AUTHOR City Future

PURPOSE AND BACKGROUND

The quarterly review provides a summary of progress on the delivery of Council's 2017/18 Operational Plan, covering the three months from 1 January to 31 March 2018.

Separately, the report also considers the review of Council's financial results and proposed budget adjustments for the March 2018 Quarterly Budget Review period.

ISSUE

The Quarterly Review indicates satisfactory progress for the third quarter of the 2017/18 financial year. The information provided shows that 97% of the 123 line items in the Operational Plan are either complete or on target for completion and that 64% of the 455 projects of the capital works program are either complete or under construction at 31 March 2018.

In terms of the Budget, this review confirms that Council's 2017/18 Budget continues to reflect a sound and stable financial position. The report is submitted to Council for information and to adopt required resources to fund Council's operations.

RECOMMENDATION That -

1. Council endorse the quarterly review of its 2017/18 Operational Plan to 31 March 2018.
2. Council adopt the March 2018 Quarterly Budget Review as outlined in this report.

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

- A. March 2018 Quarterly Budget Review
- B. 2017/18 Operational Plan March Quarterly Review

POLICY IMPACT

The quarterly review is prepared in accordance with Schedule 1 of the Local Government Amendment (Planning and Reporting) Bill 2009, which requires regular progress reports to be provided to the Council and community.

FINANCIAL IMPACT

The report presents Council's operating result as at 31 March 2018. Council's financial position continues to reflect a sound and stable financial position.

COMMUNITY IMPACT

The report provides the community with an understanding of Council's performance in delivering its yearly Operational Plan as well as an update on the financial position as at 31 March 2018.

DETAILED INFORMATION

PART A – Highlights of the 2017/18 Operational Plan – 1 January to 31 March 2018

Distinctive centres that make us Canterbury- Bankstown

In January, the final stage of works commenced on the multi-million dollar upgrading of Panania Town Centre. Council has invested more than \$700,000 in the third and final stage of the Town Centre upgrade, with works including kerb, gutter and road upgrades, footpath construction, tree planting, installation of traffic calming devices and more. These upgrades will complete one of the many town centre improvement projects aimed to further improve accessibility and safety.

Council commenced works in February on the first all-abilities playground in the City of Canterbury Bankstown. This one of a kind \$1.5 million dollar playground is jointly funded by Council, the NSW Government through the Stronger Communities Fund, the Federal Government through the support of the Member for Blaxland Jason Clare MP, the Touched By Olivia Foundation and Variety Club of Australia. Once complete, the playground will feature a range of inclusive facilities.

Looking after the environment

Council hosted its annual chemical collection day in February this year, with more than 650 residents dropping off 26 tonnes of household chemicals. The event was a success for ensuring the safe discarding of household chemicals such as left- over paint, gas bottles, car batteries and pesticides. Such positive numbers in community participation demonstrate how conscious we are as a City in keeping our environment clean and disposing of waste correctly.

More than 80 local groups made a difference to our local environment on Sunday 4 March when they took part in the annual Clean Up Australia Day, collecting litter from parks and waterways across the city.

Also in March, Council had the pleasure of hosting former Australian of the Year and sustainable future activist, Professor Tim Flannery at the Bryan Brown Theatre. Tim Flannery engaged with staff on ways we can be a smarter and more sustainable city by challenging our current processes and way of thinking. The presentation marks Council's unwavering drive to improve our sustainability and environment.

A prosperous City, with innovative people

A number of major events were held in Canterbury-Bankstown during this quarter, further promoting the City as a key destination. Australia Day celebrations were held at the Leisure and Aquatic Centres and residents enjoyed the colour and spectacle of Lunar New Year with celebrations held in Bankstown's Saigon Place and Campsie's Anzac Street Mall. The City also hosted the 31st Australian Sikh Games over the Easter weekend where up to 60,000 spectators enjoyed three days of competition, with close to 2,500 athletes competing in a variety of sports. A Civic reception was held to officially welcome participants and organisers.

Council's Talent Advancement Program soared to new heights this quarter, as vocalists of the 2018 program performed on 27 March at the Sydney Royal Easter Show. The performance showcased the City's talent and Canterbury-Bankstown Council's continued commitment to host programs which identify, nurture and promote young vocalists from within our local schools.

Council is also partnering with the Office of NSW Small Business Commissioner (OSBC) to develop a statewide policy on outdoor dining. The aim is to streamline the outdoor dining application process and user guide, whilst implementing a local trial to test and validate the project's findings.

A stronger and safer Canterbury-Bankstown

Council education programs and local safety forums have helped contribute to improvements in the recent crime statistics released in March by the NSW Bureau of Crime Statistics and Research (BOCSAR). Designed and hosted with the help of Police, these programs, such as *Operation Bounceback*, have been held throughout Canterbury-Bankstown for a number of years. Council continues with its rolling program of local safety forums across all five Wards.

The City of Canterbury Bankstown was one of the first councils to introduce Women of the Year Awards. Announced on International Women's Day, these awards recognised local women for their leadership and contribution to our community across a number of endeavours.

Council maintains a strong stance against domestic violence, and is determined to promote safety and crime prevention within the City. Council has driven projects through the Canterbury-Bankstown Domestic Violence Liaison Committee, including the new *Canterbury-Bankstown It's Time to Talk domestic violence service* directory. The Stronger Communities Grants funded project "Canterbury Bankstown Says No to Domestic Violence" was launched in March.

Moving around safely and efficiently

The City of Canterbury Bankstown and Cumberland Council are working together to widen two important road links at Chester Hill and were successful in receiving \$2,370,500 in funding from the Department of Infrastructure and Regional Development (DIRD), to upgrade Hector Street Bridge and Wolumba Street Bridge. Widening these bridges will improve traffic and pedestrian safety.

Promoting healthy, active living

Council continues to deliver a range of programs and initiatives aimed at promoting healthy and active living. This quarter saw a 46% increase in court bookings at Morris lemma Indoor Sports Centre and close to 7,500 enrolments in Council's Learn to Swim Program. Council also launched a Cycle Skills Program for children under 17 for the start of the New Year. It was the first program to be wheeled out under the revamped Active Canterbury-Bankstown, with Council teaming up with Kids on Bikes for the roll out.

Early this quarter, the City of Canterbury Bankstown opened its doors to local parents who do not currently use child care facilities. Council is operating a new playgroup, called *Play and Learn*, every Wednesday at Campsie.

Leading an engaged City

In February, Council endorsed the draft 'CBCity 2028' for public exhibition until the end of March 2018. The 10 year Community Strategic Plan (CSP) outlines the City's vision for a 'Thriving, Dynamic and Real' Canterbury-Bankstown. The plan was driven by extensive community engagement and feedback, outlining transformational projects for the City, destinations we can work towards and partner organisations that can help contribute to making this vision a reality.

Council's commitment to engaging with its community was demonstrated through the extensive CSP engagement activities held across the City. The engagement process surrounding the CSP, from inception to exhibition, was very successful, generating online activity and over 2,000 conversations in total. These conversations have captured what residents loved about the City and they're aspirations for the City's future. The engagement process was such a success it was nominated for a Local Government Professionals Award within the category of Community Partnerships and Collaboration. The Awards will be announced next quarter.

Council considered and approved \$5.4 million of projects under Stage Two of the Stronger Communities Fund's Major Projects Program.

The Ministers' Awards for Women in Local Government celebrate the contribution of women to local government in NSW. The Awards ceremony was held on 7 March and Canterbury-Bankstown Council was delighted to have two award winners, our People and Performance Director and Community Development Officer. In addition to recognising the significant contribution of Award winners, the Awards aim to encourage more women to take on leadership roles in local government in NSW. Council will continue to celebrate the successes of all staff and will advocate diversity and equal opportunity in all workplaces.

Council took further action against the State Government's development of the Sydenham to Bankstown Urban Renewal Strategy. Expressions of interest were sought from community organisations to nominate a representative to join Council's 'Sydenham to Bankstown Community Working Group'. Over the next 6 months, the function of the Working Group will be to assist Councillors with valuable input into its further representations and decision-making on the NSW Government's plans.

Progress of the Operational Plan and capital works program

The following graph indicates that 97% of the 123 Operational Plan items are either in planning stages, commenced or completed at 31 March 2018.

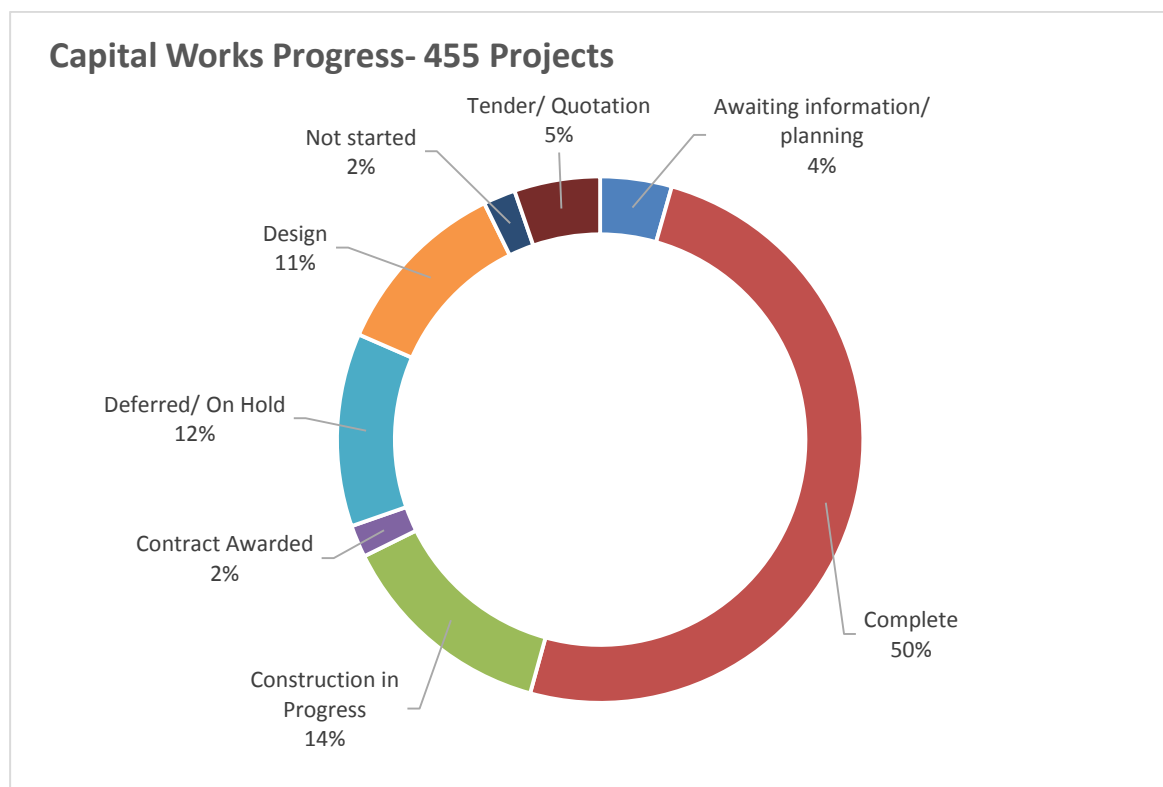
2017/18 Operational Plan Progress as at 31 March 2018 - 123 Items



Four items are on hold. They are:

- Stormwater Audit Program - awaiting recruitment of specialised staff;
- Issues Paper for Specialist Centres - Councillors will be briefed on this and decision then made on the way forward;
- Planning proposals to implement the LAP's - Councillors to receive a briefing, following which a decision will be made on the way forward; and
- Electronic works orders – this has been implemented across a number of operational areas, and is currently awaiting further system alignment.

The graph below indicates that 64% of the capital program is either complete or under construction.



A total of 227 projects valuing \$34.5 million have been completed to date. These include 126 transport projects, 30 building projects and 46 sports fields, playgrounds and open space projects. Another 54 projects are either on hold or deferred. They are:

- Wardell Road over Cooks River, Bridge Cathode Protection Monitoring - *works have been combined with another relating project;*
- Lang Road (Ewen Park) Bridge Replacement – *design completed and now pending decision on Greenway project;*
- Graeme Thomas Practice Wickets – *pending resources;*
- Ashbury Senior Citizens Centre Toilet Upgrade – *draft design completed and will begin stage 2 of project in 2018/19;*
- Occasional Care Centre - Floor Covering - *deferred to 2018-19;*
- Family Day Care Centre - Floor Covering - *deferred to 2018-19;*
- Lakemba Senior Citizen Centre - Chair Lift - *deferred to 2018/19 and pending resource availability;*
- Bankstown CBD - Redevelopment Design for Internal Floor Plan of Council Office Compass Centre – *awaiting further investigation;*
- Revesby TCA Commuter Parking Facility Improvement – *awaiting rezoning, deferred to 2018-19;*
- Padstow Parade Carpark - *awaiting TNSW building management;*
- Beresford Avenue Carpark - Carpark Rehabilitation - *to be combined with Beresford Rd project in 2018-19;*
- Design for Creek Restoration of High Priority - *deferred to 2018-19;*
- BSG - Drainage - Implement Drain Improvement - *deferred to 2018-19;*
- Rickard Road between Chapel Road and Jacobs Street - Drainage System Upgrade - *awaiting Sydney Water approval, deferred to 2018-19;*
- Kelso Waste Management Facility - Leachate Contamination Dam - *deferred to 2018-19;*
- Revesby Commuter Carpark Commercial Area - *deferred to 2018-19;*

- Koala Road from Wiley Avenue to End Street (R) - New Kerb and Gutter Construction - *deferred to 2018-19*;
- Sefton Golf Course - Golf - Renewal Works - *deferred to 2018-19*;
- Waterworth Park - Implementation of Masterplan Priority Works Including Irrigation, Drainage and Surface Improvements – *reviewing concepts and master plan is in progress*;
- Implement Recommendations of Sportsfield Maintenance Report Including Surface Management Actions - *deferred to 2018-19*;
- Various locations - Replacement of Existing Wood BBQ with Electric - *deferred to 2018-19*;
- Various locations - Parks Lighting Improvement Program - *deferred to 2018-19*;
- Various locations - Replacement of Outdated and Damaged Parks and Buildings Signage *deferred to 2018-19*;
- Chapel Road from Brandon Avenue to Olympic Parade (L) - Footpath Reconstruction-*deferred to 2018-19*;
- Evaline Street from Beamish Street to Hill Lane (R) - Footpath Reconstruction - *deferred to 2018-19*;
- Canterbury Road pedestrian underpass upgrade - Footpath Reconstruction– *awaiting RMS grant approval, deferred to 2018-19*;
- Earlwood Children's Centre - Playground Refurbishment - *deferred to 2018-19*;
- Rickard Road from Chapel Road to Jacobs Street - Road Resurfacing - *drainage works deferred to 2018-19*;
- Broadway from Hillcrest Street to The Boulevarde - Road Resurfacing and Kerb & Gutter - *design in progress, deferred to 2018-19*;
- Glassop Street from Fenwick Street to Allum Street - Road Resurfacing - *deferred to 2018-19*;
- Woolcott Street - Doris Avenue Upgrade Garden Beds - *deferred to 2018-19*;
- Clunes Lane from Gould Street to End Street - Road Rehabilitation - *design complete, project deferred to 2018-19 due to a Crown Land issue*;
- Haldon Street from Canterbury Road to Lakemba Street - Local Area Traffic Management - *deferred to 2018-19*;
- Nobbs Road and Cooper Road intersection - Refuge Island Construction - *project will not be proceeding due to community feedback*;
- Joynt Avenue at Amiens Avenue intersection - Refuge Island Construction – *project priority being reassessed*;
- Amiens Avenue from Pozieres Avenue to Henry Lawson Drive - Speed Hump Construction - *project priority being reassessed*;
- Haldon Street at Railway Parade intersection - Traffic Signals Installation – *not approved by RMS, project to be consolidated with related works*;
- Haldon Street -Investigation & Design – *project priority has been reassessed as no longer required*;
- Trevenar Street near House No 29 and 21 - Speed Cushion Construction - *deferred to 2018-19 July School Holidays*;
- Foord Avenue from Dunstaffenage Street to House No 9 - Median Island and Pedestrian Refuge Construction – *deferred to 2018-19 pending resources*;
- Paperbark Creek - Design for WSUD and Waterway Restorations at High Priority Sites – *project has been reassessed and resources diverted to other priority projects*;
- Green Infrastructure Design - *deferred to 2018-19*;
- Georges River - Design of Bank Stabilisation Works - *deferred to 2018-19*;
- Foord Avenue, Hurlstone Park - Design and Construct Raingarden – *design in progress, works deferred to 2018-19*;
- Civic Tower - Fire Pump Replacement - *deferred to 2018-19*;
- Bransgrove Road Depot Administration Building - Amenities Building Toilet Upgrade - *deferred to 2018-19 pending resources*;
- Local Priority Grant 15-16 - Canterbury- *deferred to 2018-19*;
- RID Squad Capital – *under review*;

- Civic Tower - Tenancy Floor Air Balancing – *reviewing required works;*
- Salt Pan Creek Leachate Treatment Plant Upgrading Works - *deferred to 2018-19;*
- Lambeth Reserve Boardwalk Replacement – *project priority being reassessed;*
- Padstow Parade Carpark – Fitout - *deferred to 2018-19;*
- Rickard Road - Rd Resurfacing - - *deferred to 2018-19 to include drainage construction;*
- Design of Traffic signals - Canterbury Rd & Ludgate St Roselands - *deferred to 2018-19;*

The statistics below give an overview of the performance and service levels during the reporting period:

KEY STATISTICS	December 2017	March 2018
YTD income (actuals)	\$156.9M	\$236.1M
YTD Rates and Annual and Annual Charges income (actuals)	\$109.0M	\$163.7M
YTD Grants and contributions operating income (actuals)	\$9.8M	\$13.8M
YTD expenditure (actuals)	\$139.9M	\$209.9M
Capital works program (budgeted)	\$96.9M	\$97.5M
Lost time injuries	2	4
Days lost	51	7
Development applications assessed	396	394
Value of development determined	\$315M	\$371M
Average assessment time – days	42	42
Requests for Information determined under GIPAA	248	261
Library visitation	301,081	346,400
Library loans	211,673	215,062
Active Library members - (activity in last three years)	114,757	93,947
Children accessing Children's Services	721	990
Leisure and aquatic centre visitation	215,000	221,466
Bankstown Arts Centre visitation	5146	5409
Website visits	363,599	253,345
Facebook reach	1,171,809	963,345
Environmental health inspections	506	559
Impounded animals	129	183
Haveyoursay online forum – “informed” visitors	409	2047
Canterbury Bankstown Business Advisory Service members	450	457
Native plants distributed to local residents	0	2000
Incidents of graffiti	481	500
RID Squad – Sydney – number of investigations	951	1241
RID Squad – Sydney – tonnes removed by offender	569	180
Illegal dumping fines	\$17,250	\$10,500
Dumped rubbish collected (CBCity) – tonnes	634	586
Domestic waste collected – tonnes – regular	20,169	20,085
Domestic waste collected – tonnes – recycling	13,554	12,908
Domestic waste collected – tonnes – clean-up	2,998	3023
Waste diverted from landfill	40%	39%
Customer service calls	55,989	56,207
Customer service counter enquiries	13,500	13,900
New citizens	235	147

PART B – March 2018 Quarterly Budget Review

Executive Summary

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

Having reflected all required adjustments, Council's revised Operating Result is expected to be a surplus of \$8.3M, an increase of \$6.9M to the result forecast as part of the December revision process. The variation is largely to reflect additional grants and section 94 contributions received throughout the quarter. A summary of the major changes, which reflect the adjustments have been noted below.

Council's capital works and acquisition program is now expected to be \$97.5M, having increased by \$0.6M for this quarter. The adjustment reflects additional grant funded projects and prioritising or deferring projects identified throughout the third quarter. These adjustments are a part of Council's ongoing review which ensures that the capital works and acquisition program reflects the planned pattern of expenditure.

In reflecting the adjustments made as a part of this revision, Council's level of cash and equivalents are expected to increase by approximately \$6.4M (assuming no carryovers exist at 30 June 2018). Having completed the review, Council's major financial ratios are forecast to remain at acceptable industry levels.

CONSOLIDATED FINANCIAL PERFORMANCE – Third Quarter

Council's actual income and expenditure for the quarter generally compares well with its planned forecast and broader budget expectations for the 2017/18 financial year.

Consideration for seasonal and/or specific expenditure patterns need to be taken into account in reviewing Council's budget trends. In a broad sense however, Council's actuals reflect around 75% of the revised income budget and 68% for the revised expenditure budget, which is considered reasonable at this stage of the financial year.

In summary, Councils third quarter financial performance is as follows:

Canterbury-Bankstown Council
March 2018 Quarterly Budget Review

	Original Budget \$'000	Sept Revision \$'000	Dec Revision \$'000	Mar Revision \$'000	Variance This Quarter \$'000	Actual \$'000	%
Rates and Annual Charges	216,705	216,705	217,655	217,655	0	163,696	75
User Charges and Fees	22,741	22,901	22,901	22,656	-245	16,552	73
Interest and Investment Revenue	7,700	7,700	8,200	8,712	512	6,864	79
Other Revenues	16,591	16,741	17,091	17,833	742	14,717	80
Grants/Contributions – Operating	22,393	17,905	17,955	17,065	-890	13,821	81
Grants/Contributions - Capital	15,867	25,772	26,511	32,042	5,531	20,449	64
Total Revenues	301,997	307,724	310,313	315,963	5,650	236,098	75
Employee Benefits and On-costs	125,739	126,369	126,399	126,340	-60	90,343	72
Borrowing Costs	45	45	45	45	0	338	754
Materials and Contracts	50,657	60,477	60,363	57,966	-2,397	35,545	61
Depreciation	49,320	49,320	55,945	55,945	0	41,806	75
Other Expenses	64,316	66,047	66,153	67,400	1,246	41,867	62
Total Expenditure	290,076	302,258	308,905	307,695	-1,211	209,900	68
Net Operating Result	11,922	5,466	1,408	8,268	6,861	26,198	
Net Operating Result for the year before grants and contributions provided for capital purposes	-3,946	-20,306	-25,103	-23,774	1,330	5,749	

A summary of some of the more pertinent elements associated with this quarterly review have been outlined for Councillor's information.

Revenue

Council's total revenue for the 2017/18 financial year is \$316.0M, \$5.7M more than previously forecast.

A summary of the proposed adjustments to forecast from this review are as follows:

	\$ 000's
Section 94 Income	3,500
Grants & Contributions - Net	1,141
Interest and Investment Revenue	512
Other Adjustments	497
Net Income Adjustments	5,650

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

- As Councillors would be aware, Council is experiencing an increase in the number of Development Applications (DA's) being lodged and processed throughout this financial year and this has had a positive impact on our Section 94A income. As a result Council has adjusted its projected Section 94A income by \$3.5M. Councillors should note that all Section 94A proceeds are restricted and utilised for the purposes for which they were collected, as determined by Council.
- Council is also expecting to receive a number of new specific purpose Grants, not known at the time of preparing the December revision. In total, income from Grants and Contributions is expected to increase by \$1.1M.
- Council has adjusted its interest income by a further \$0.5M based on the actual interest income for the financial year to date. However, the majority of this increase will need to be restricted given that it is as a result of increased restricted sourced income from capital grants and contributions received (eg. Section 94).

Operating Expenditure

Council's total operating expenditure for the 2017/18 financial year is \$307.7M, a net decrease of \$1.2M to the revised budget as per the December quarterly budget review.

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

	\$ 000's
EPA Levies	(750)
Other Adjustments	(461)
Net Operating Expenditure Adjustments	(1,211)

The decrease in expenditure is largely related to EPA levies being less than originally anticipated due to Council implementing new techniques to minimise costs. Council's overall operational expenditure is performing well compared to revised budget. In total 68% of Council's budget has been expensed, which is as expected at this stage of the financial year.

CAPITAL EXPENDITURE (CAPEX)

Council's CAPEX is now expected to be \$97.5M, a net increase of \$0.6M to that previously projected and adopted.

The increase is primarily made up of new grants received during the quarter and the deferral of budgeted expenditure where projects will not be completed or commenced within the 2017/18 financial year.

A summary of the major capital adjustments reflected as part of this review are as follows:

	Funding Source	000's
Lambeth Reserve boardwalk upgrade	Grants	472
Raingarden-Foord Ave, Hurlstone Park	Other Reserves	346
Bankstown City Gardens - Playspace	Grants	340
Peace Park upgrade	Other Reserves	200
Deferred / Amended Projects	Various	(800)
Net Adjustments March		558

Council will continue to review the capital works budget throughout the year and focus on ensuring that project delivery dates, completion dates are continually assessed. Dedicated budgets can then be reviewed accordingly so as to accurately reflect planned expenditure for the financial year.

LIQUIDITY, RATIOS AND RESTRICTIONS

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

	Industry Benchmark	Mar 2018
Operating Performance	>0%	(8.37)
Debt Service Ratio	<10.0%	0.34
Unrestricted Current	>150%	2.68
Own Source Operating Revenue	>60%	69
Cash Expense Cover	>3 mths	11.87

In finalising Council's March 2018 Review, a number of adjustments to specific external/internal restrictions have also been made to comply with certain statutory/policy and/or contractual requirements.

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

- Employee Leave Entitlements \$18.7M
- Asset Replacement Reserves \$47.0M
- Land Investment Fund \$22.3M
- Building/Holding Deposits \$8.0M
- Section 94/94A \$101.3M
- Stronger Community Fund \$7.1M

In total, Council's planned balance of internal and external restrictions as at 30 June 2018 is expected to be \$111.6M and \$124.2M respectively.

CONCLUSION

The 2017-18 third quarter review continues to support a sound and stable financial position. A further detailed assessment of Council's 2017/18 Budget will be carried out as at the end of June 2018. A report will in turn be presented to Council at the August 2018 Ordinary Meeting.

Governance and Administration Matters - 22 May 2018

ITEM 7.2 Property Matter - 42 Tillet Parade, Lansdowne

AUTHOR Corporate

PURPOSE AND BACKGROUND

In April 2015, the former Bankstown City Council resolved to acquire 42 Tillet Parade.

The former Council's decision to acquire the property was based on the following:

- The Cumberland County Council Green Belt plan of 1951 and thereafter the 1962 County of Cumberland Planning Scheme had earmarked the majority of land along the Georges River for the purposes of open space;
- In the late 1970's, and as part of the development of Mirambeena Regional Reserve, the subject properties together with all the other surrounding properties were specifically identified for acquisition;
- Council's 2015 Bankstown Local Environmental Plan (BLEP) had zoned these properties as RE1-Public Recreation and again listed them for acquisition for the purposes of open space; and
- The broader area where this property is located forms part of the State Office of Environment and Heritage's (OEH) Priority Conservation Lands (RCL) program, as an important biodiversity corridor situated within our City.

Whilst Council has authorised the General Manager to negotiate the purchase, he has been unsuccessful. Given its limitations, the Executor's Solicitor has recently submitted to Council a hardship claim, within the meaning of the Land Acquisition (Just Terms Compensation) Act (the Act), giving rise to certain obligations on Council.

The purpose of the report is to detail the obligations arising therefrom and to seek Council's authority to continue with the course of the property's acquisition.

ISSUE

The Act provides that when an owner of a property such as 42 Tillet Parade satisfactorily establishes hardship (particularly where it is unable to sell its property due to certain constraints), the acquiring authority is then under an obligation to proceed to acquire the property by the compulsory means set out in the Act.

Council's lawyer has verified that the claim is valid in that it generally satisfies the provisions of hardship under the Act.

Given the nature of the issue and Council's long standing policy position to acquire the site, it is recommended that Council resolve to compulsory acquire the site in accordance with the provisions of the Act.

RECOMMENDATION That -

- 1 Council agree to acquire 42 Tillet Parade, Landsdowne in accordance with the Land Acquisition (Just Terms Compensation) Act, for the reasons outlined in the report.
- 2 The General Manager be authorised to fulfil the required administrative requirements, as required.
- 3 The Mayor and General Manager be authorised to sign all relevant documentation, including affixing the common seal of Council, as required.

ATTACHMENTS

Nil

POLICY IMPACT

The acquisition of the property and its conversion for open space public recreation land will complete Council's long established policy aspirations for Lansdowne Reserve.

FINANCIAL IMPACT

The compensation amount will be determined by the NSW Valuer General (VG). As the relevant authority, the Valuer General will determine the compensation amount. The Act also allows the executors, but not Council, to appeal the VG's determination by having the matter heard at the Land and Environment Court, in which case Council will no longer be bound to the VG's determination.

If the executors accept the figure assessed by the VG, Council is obliged to pay that figure. In addition to the compensation amount as determined by the VG, it is estimated around \$50,000 will be required for demolition and conversion of the property into open space.

Given that the site will be acquired for open space purposes, the funding will be made available from Section 94 funding held in reserves by Council.

COMMUNITY IMPACT

The compulsory acquisition will acquire the last outstanding property on the Council's planned acquisition and ultimately fulfil its long established goal for the area.

The broader area in which this property is located forms part of the State Office of Environment and Heritage's (OEH) Priority Conservation Lands (RCL) program, an important biodiversity corridor situated within our City.

DETAILED INFORMATION

The property at 42 Tillet Parade, Lansdowne (being Lots 350, 351 and 352 in Deposited Plan 11759) is located in Lansdowne Reserve and forms part of the Mirambeena Regional Reserve. It has an area of 1760 m² and is zoned RE-Public Recreation under the Bankstown Local Environment Plan 2015. The subject property has been on Council's list for acquisition since the 1970s' and it is the last remaining site on Council's acquisition list in this area. (Refer to Figure 1).

Figure 1



The property contains a single level three bedroom brick cottage with a detached garage and it became available for acquisition in early 2015 following its ownership transferring to executors of a deceased estate.

At the meeting held on 28 April 2015, Council resolved that:

- Council agrees to acquire the property; and
- The Mayor and General Manager be delegated authority to sign all documents under the common seal of Council, as required.

Negotiations between valuers representing both Council and the executors of the deceased estate have not been able to agree on an acceptable market value for the property.

Consequently during 2017 the executors, through their lawyers, engaged a new valuer to undertake a fresh market value assessment for the property. Despite this, the executors and Council again failed to reach an agreement on the property's value by negotiation.

Subsequently, on 23 March 2018, on behalf of the executors of the estate, Council was served with a notice of hardship claim under section 23 of the Land Acquisition (Just Terms) Compensation 1991 (LAJTC) after failure to sell the property on the open market.

Council's lawyers reviewed the notice of hardship and advised that the notice of hardship claim was validly served and established.

A more detailed description of the elements of negotiation appears below in Attachment A

Land Acquisition (Just Terms Compensation) Act – Section 23 (Act)

Under Section 23 of the Act, a landowner who suffers hardship may require Council to acquire their land. Having satisfactorily established hardship, the Act specifies the process of compulsory acquisition to be followed thereafter. Council's solicitors have verified that the claim for hardship submitted on behalf of the owners of 42 Tillet Parade in this instance is valid in demonstrating hardship.

The acceptance of the application of the hardship provisions and a resolution to proceed to acquire the land by compulsory acquisition does not preclude the Council from further attempts at acquiring the property by negotiation. However the recent rejection by the executor of a further offer from Council indicates there is little prospect of resolving the matter by way of negotiated acquisition.

Based on Council's strategy to complete the Landsdowne Reserve by the property's acquisition and conversion to open space and the absence of reasons why such strategy should now be otherwise, it is recommended that the acquisition of the property be re-affirmed.

Office of Local Government Guidelines

In order to complete the process of acquisition, Council must follow the process set out in the Act and the "Guidelines for the Compulsory Acquisition of Land by Councils" as required by the Office of Local Government.

These Guidelines require an application, in the prescribed form and in accordance with Council's authority, to be made for the consent of the Minister for Local Government for the compulsory acquisition.

Once consent is obtained, Council will need to follow specific regulated procedures to acquire the land, including giving public notice of the proposed acquisition. Once a compensation notice is issued to the owner offering the Valuer general's determination, the owner either accepts that offer, in which case Council is obligated to pay, or lodges an appeal with the L&E Court to have the amount otherwise determined by judicial means.

Having regard to the executors request and that their claim for hardship is valid, it is recommended and Council agrees to commence the compulsory acquisition. That said, Council will continue its attempts to acquire the property by negotiation.

Funding for the purchase will be made available from Section 94 Reserve Funds.

ITEM 7.3 Incorporation of SSROC

AUTHOR **Corporate**

PURPOSE AND BACKGROUND

The Southern Sydney Regional Organisation of Councils (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.

At its June 2016 Ordinary Meeting, Council determined to continue its membership with SSROC, to assist in advocating for our region, and providing shared services solutions for member councils.

One of the strengths of the ROC, is its ability to act as a facilitator of joint activities between councils which provide benefits through economies of scale, reduce the costs of procurement, share the costs of engaging external assistance if needed, and can expose their staff and councillors to a wide network of expertise and views.

This report details proposed changes to the structure (both legal and operational) of SSROC arising from advice received from the Office of Fair Trading.

The changes are important in that they propose changes to the structure of SSROC, particularly Council's method of participation and SSROC's advocacy for the group of participating councils. It is recommended that Council agree with the proposed changes and continue to engage with SSROC in its ongoing investigation of its structural change.

ISSUE

SSROC has operated since its inception in 1986 as an Incorporated Association. Owing to its recent successes for grant funding, and the increasing generation of revenue through its procurement operations, the SSROC has reached a revenue limit, meaning that it can no longer operate as an association, per the rules of the *Associations Incorporation Regulation*.

SSROC has sought independent advice and is proposing to change its corporate structure to a corporation limited by guarantee. This proposal is in place to support the organisations broader restructure through the implementation of a Council of Mayors and General Manager's Committee.

On balance, it is considered that these changes are beneficial for SSROC, especially in the provision of better governance and in increased Mayoral engagement across all member Councils. Other than being required by Fair Trading, incorporation offers a more formal mechanism for the management of SSROC and increased transparency and accountability for the relevant senior officials.

Importantly, no decision has been made by SSROC at this stage on their approach going forward. Only once agreement is reached will the matter proceed. This report accordingly recommends that Council's Delegates continue to participate in addressing the matter.

RECOMMENDATION That -

1. In principle, Council support the proposed change in corporate status to SSROC, as outlined in the report.
2. Council's Delegates continue to work with SSROC Member Council's with regards to the matter.
3. A further report(s) be provided to Council on the matter, as required.

ATTACHMENTS [Click here for attachment](#)

- A. SSROC Briefing Paper

POLICY IMPACT

Council will continue to work in partnership with SSROC to delivery advocacy outcomes for the region, including on matters of public policy arising from State Government or other programs.

FINANCIAL IMPACT

Allocations from Council's budget have been made for Council's ongoing membership to SSROC. No additional financial impact arise from the recommendations contained within this report.

COMMUNITY IMPACT

There is no direct community impact arising from the recommendations contained within this report

Governance and Administration Matters - 22 May 2018

ITEM 7.4 Property Matter - Deed of Assignment - 20 Lewins Street Earlwood and adjoining Helvetia Lane

AUTHOR Corporate

PURPOSE AND BACKGROUND

Council's property at 20 Lewins Street and its adjoining portion of Helvetia Lane at Earlwood were the subject of an agreement entered into by the former Canterbury Council with the owners of the adjoining Coles supermarket Perpetual Ltd in 2006.

The agreement provided for:

- the owners to construct a new two level parking structure, adjoining the supermarket and extending into the Council-controlled land adjoining, as part of a supermarket renovation project implemented by Coles;
- closing (as a public road) that part of Helvetia Lane used in providing the new structure and to commit to it being used as a public carpark until June 2037; and
- placing certain covenants and easements on the land to acknowledge the arrangements.

The carpark has been built and functions effectively. That said, the above statutory arrangements have not been completed.

ISSUE

The Coles supermarket in Earlwood is currently in the process of being sold and the owner has requested Council's consent to an assignment of the agreement to a new owner, once sold.

As is the case with agreements of this nature, an assignment must not be unreasonably withheld by Council, particularly where all the conditions remain the same.

Council has engaged its lawyers to advise it on the matter and assist in finalising the statutory arrangements noted above.

Based on the above it is recommended that as part of the sale process, Council, in consultation with its lawyer, assign the deed to the new owners.

RECOMMENDATION That -

1. In principle, Council agree to the request to assign its current deed with Perpetual Ltd in relation 20 Lewins Street and part Helvetia Lane, Earlwood, as part of its sale process.

2. In consultation with its lawyers, the General Manager be authorised to provide consent to assigning the deed to the new owner(s) and completing the outstanding property issues, as required.
3. The Mayor and General Manager be authorised to sign and affix the Common Seal of Council to all documentation, as required.

ATTACHMENTS

Nil

POLICY IMPACT

There would be no policy as a result of this deed.

FINANCIAL IMPACT

There is no financial impact.

COMMUNITY IMPACT

The off-street car parking spaces will continue to fulfil local demand for parking in the area.

Governance and Administration Matters - 22 May 2018

ITEM 7.5 Cash and Investment Report as at 30 April 2018

AUTHOR Corporate

PURPOSE AND BACKGROUND

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

Council's investments are managed in accordance with Council's investment policy. The report below provides a consolidated summary of Council's total cash investments.

ISSUE

This report details Council's cash and investments as at 30 April 2018.

RECOMMENDATION That -

1. The Cash and Investment Report as at 30 April 2018 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

ATTACHMENTS [Click here for attachment](#)

- A. CPG Monthly Investment Report April 2018

POLICY IMPACT

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

FINANCIAL IMPACT

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.

COMMUNITY IMPACT

There is no impact on the community, the environment and the reputation of Canterbury Bankstown.

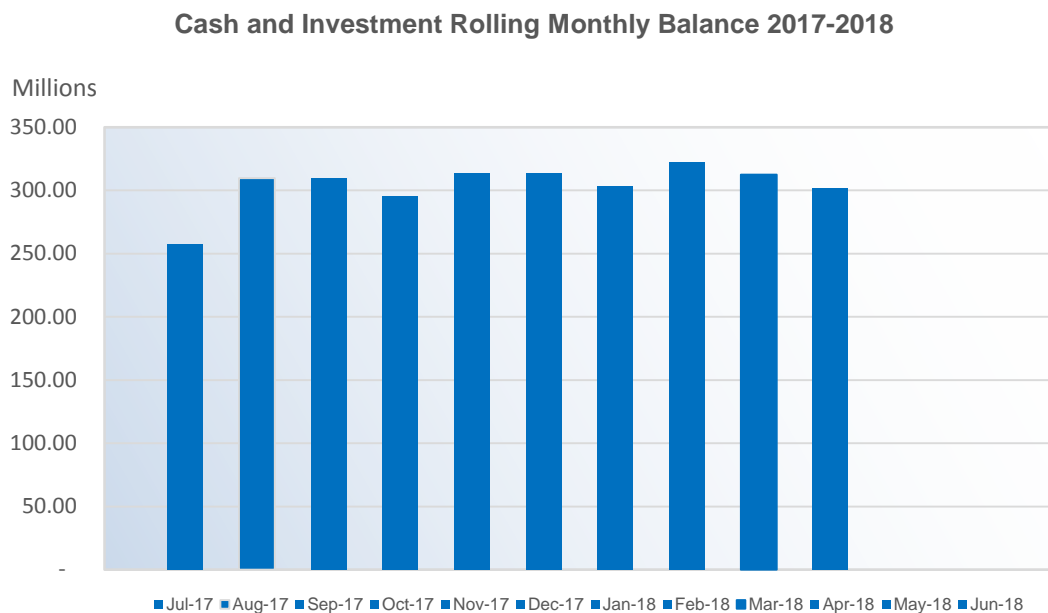
DETAILED INFORMATION

Cash and Investment Summary – as at 30 April 2018

In total, Council's Cash and Investments holdings as at 30 April 2018 is as follows:

Cash and Investments	\$
Cash at Bank	2,340,359
Deposits at Call	21,453,479
Term Deposits	244,623,000
Floating Rate Notes	33,223,980
Total Cash and Investments	301,640,818

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 balances from July 2017 to April 2018.



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

Interest Income	April 2018 \$	Year-to-date April 2018 \$
Budget	640,417	6,404,167
Actual Interest	731,877	7,170,289
Variance	91,460	766,122
Variance (%)	14.28%	11.96%

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:

Maturity Profile		
	Actual % of Portfolio	Policy Limits
Working Capital Funds (0-3 months)	10	100
Short Term (3-12 months)	25	100
Short – Medium (1-2 years)	31	70
Medium (2-5 years)	34	50
Long Term (5-10 years)	0	5
Total Cash and Investments	100%	

Portfolio Allocation	
	Actual % of Portfolio
Cash at Bank	1
Deposits at Call	7
Term Deposits	81
Floating Rate Notes	11
Total Cash and Investments	100%

8 SERVICE AND OPERATIONAL MATTERS

The following items are submitted for consideration -

8.1	Playgrounds and Play Spaces Strategic Plan	111
8.2	Feasibility Assessment of Former Canterbury Council Chambers	115
8.3	Outdoor Dining Pilot Project	119
8.4	FIFA World Cup Socceroo Games Live Broadcast	123

ITEM 8.1 Playgrounds and Play Spaces Strategic Plan

AUTHOR City Future

PURPOSE AND BACKGROUND

Council has commissioned a consultant to prepare a *Playgrounds and Play Spaces Strategic Plan* to guide the future planning, provision and management of Council's playgrounds and supplementary recreation amenity such as shade and shelter, skateparks, hardcourts and fitness equipment.

The former Canterbury LGA had the *Canterbury Playgrounds and Play Spaces Study* (2014) to guide the provision, development and management of Council owned and managed playgrounds. The former Bankstown LGA had no playground strategy so decisions were made without the benefit of an analysis of actual requirements.

The purpose of this report is to seek Council endorsement to publicly exhibit the draft Plan to obtain community feedback. A future report outlining the feedback received during the exhibition period will be reported back to Council.

ISSUE

The City of Canterbury Bankstown currently has 244 publically accessible playgrounds. An analysis of playground character and quality found the following:

- Most playgrounds are well maintained, many are basic in design and some are beginning to age;
- There is a lack of diversity, with most playgrounds incorporating the same equipment;
- There is a lack of higher level play spaces; and
- There is a lack of play spaces that support older children and all abilities.

The new *Playgrounds and Play Spaces Strategic Plan* for Canterbury Bankstown will guide the future provision, development and management of playgrounds and play spaces for the next 10 years.

RECOMMENDATION

1. That Council endorse a public exhibition of the draft *Playgrounds and Play Spaces Strategic Plan* for a period of six weeks.
2. A further report be submitted to Council at the conclusion of the public exhibition period to consider any submissions received.

ATTACHMENTS [Click here for attachment](#)

- A. Playgrounds and Playspaces Strategic Plan

POLICY IMPACT

The *Playgrounds and Play Spaces Strategic Plan* will provide a new strategic approach for the whole of Canterbury Bankstown. It will replace the *Canterbury Playgrounds and Play Spaces Study* (2014).

FINANCIAL IMPACT

The *Playgrounds and Play Spaces Strategic Plan* will not have an immediate financial impact. Implementation of key recommendations will be funded through Council's Capital Works Program and additional funding sources.

COMMUNITY IMPACT

The adoption of the plan will have a positive impact on the community of Canterbury Bankstown. As the recommendations of the document are implemented playground distribution and standard will become more equitable.

DETAILED INFORMATION

Previous Playground Planning in Canterbury Bankstown

Former Bankstown

The former Bankstown LGA has 156 playgrounds in parks and reserves and a further 13 playgrounds on secured, leased premises such as kindergartens. This large number of playgrounds has resulted from ad hoc and responsive playground planning and provision. Unequal distribution has resulted in some areas with numerous generic playgrounds and areas with an obvious lack of access to playgrounds. Many of the playgrounds are basic, similar in design and uninspiring.

At this time there is no direction for the future management of playgrounds or consideration if the current model of structured “off the shelf” playgrounds aiming to service residents in a bland and generic way is effective. There is also no link between the standard of a playground and the level of the open space in the open space hierarchy (Regional, District, Neighbourhood, Local). Thus a playground in a neighbourhood level park can have rubber softfall and shade sails, while a playground in a district park can be very small and basic.

Former Canterbury

The *Canterbury Playgrounds and Play Spaces Study* was adopted in 2014 providing a current document to guide the future provision, development and management of Council owned and managed playgrounds. There are currently 88 playgrounds in the former Canterbury area, and the study found that there is demand for and potential to provide some additional playgrounds and enhance the quality and innovation of a number of the existing playgrounds and play spaces.

The new Playgrounds and Play Spaces Strategic Plan

The new Strategic Plan covers the entire Canterbury Bankstown LGA and guides the number, location and standard of existing and proposed playgrounds for the next 10 years based on:

- Walkable catchments (taking into account barriers such as major roads)
- The open space hierarchy (Regional, District, Neighbourhood, Local)
- Projected population growth in Canterbury-Bankstown
- Council’s capacity to fund and maintain playgrounds into the future
- Adaptive design
- Sustainability (including safety and compliance)

The new Strategic Plan will be guided by playground principles that include benchmarks for provision and distance (residents to be generally within 400m of a playground).

A key aspect is the provision of Play Levels, to differentiate the standard and uniqueness of playgrounds:

- Play Level 1: Play space destinations (unique, high standard, diverse)
- Play Level 2: Quality play spaces (good quality, diverse)
- Play Level 3: Basic playgrounds or landscape play

A key feature of the new Strategic Plan is the introduction of 'landscape play' to take the place of some Level 3 (basic) playgrounds. Instead of conventional play equipment, these areas will include landscape features and basic structures to facilitate imaginative play (such as concrete animals or low balance elements). This will make the smallest playgrounds more varied and provide different play experiences while enabling the growth in Level 1 play spaces across the city.

In line with the playground principles and appropriate play levels, the new Strategic Plan recommends certain playgrounds be upgraded to a higher level and some to be modified terms of their level of play. To create the identified walkable catchments the plan also identifies the need to construct some new playgrounds in existing parks and the acquisition of land for new parks with playgrounds to address gaps in the City.

Service and Operational Matters - 22 May 2018

ITEM 8.2 Feasibility Assessment of Former Canterbury Council Chambers

AUTHOR Operations

PURPOSE AND BACKGROUND

Canterbury Bankstown Council currently meets at the Council Chambers located at Bankstown. These chambers have recently been renovated to provide suitable Council meeting space, IT infrastructure, Councillor meeting rooms and dining facilities. The facility is compliant with the Building Code of Australia (BCA).

Council has requested a report be provided on the feasibility of upgrading the Council Chambers at 137 Beamish Street, Campsie to a suitable standard to also host a number of future Council meetings.

At the time of its construction, the existing Campsie building was compliant with the required Codes and Standards. Since that time there have been many changes to the Building Code of Australia (BCA) which the current building does not comply with. This is considered acceptable whilst the building is in its current form however the significant upgrade that would be required to host council meetings would require further upgrades of a number of BCA related issues to make them compliant.

An initial investigation into the future needs of the building determined that the scope of works required would likely trigger a far more significant upgrade to satisfy the requirements of modern standards and the BCA.

The purpose of this report is to provide an update on this issue.

ISSUE

To investigate the feasibility of upgrading the Council Chambers located at 137 Beamish Street, Campsie to host meetings of the Canterbury Bankstown Council.

RECOMMENDATION That -

1. The information be noted.
2. Councillors be provided with a briefing for their further consideration.

ATTACHMENTS

Nil

POLICY IMPACT

There are no policy impacts that result from this matter.

FINANCIAL IMPACT

There is no financial impact of a material nature as a result of this report.

COMMUNITY IMPACT

There is no community impact of a material nature as a result of this report.

DETAILED INFORMATION

There are two separate issues for consideration: an assessment of future needs and the building's compliance with modern day standards.

Needs Based Assessment

In assessing the needs of a future Chambers in Campsie, the general consideration was to bring the facility up to a similar standard to that provided by the current Council Chambers located at Bankstown. The following specific requirements were considered:

- Seating for 15 councillors, and support staff. This would require demolition of the former Mayors Office and General Manager Office to be incorporated in the chambers to achieve sufficient space for the Council to meet.
- Provision of a suitable public gallery.
- Updating the public amenities to meet public expectations.
- Upgrading the kitchen and function space to meet the increased demand.
- Installation of IT equipment of , as a minimum, the same standard as the current Bankstown Chamber including cabling, computers / screens, projector, gallery screens, speakers, microphones, video cameras, name screens.
- Accessibility upgrades including improvements to external ramps, parking and external lighting.

Compliance Based Assessment

There are a number of triggers, including volume change, change of use and compatibility with fire protection standards, that, if breached, would require the building to be upgraded to meet modern standards for access, fire protection, public amenities, lifts and commercial kitchens will be required. In addition, the Council's own Disability Inclusion Action Plan identified the upgrading of council assets to support universal design principles as a key strategy.

Such an upgrade would represent a significant cost in addition to the cost of any works required to deliver the facilities required to facilitate comfortable and productive meetings. Due to the scope of the work identified to meet future needs, it is likely that one of the three triggers for upgrading the whole of the building to comply with modern standards will be breached. This presents significant uncertainty as to the costs, risks and time for any such work to be carried out.

As a result of these initial investigations, a report has been commissioned to provide a much greater level of detail and hence greater degree of certainty, for the consideration of Council. When this report is received, a briefing will be held with Councillors to discuss the issues. It is anticipated that this briefing will be able to be conducted no later than July 2018.

Service and Operational Matters - 22 May 2018

ITEM 8.3 Outdoor Dining Pilot Project

AUTHOR City Future

PURPOSE AND BACKGROUND

The purpose of this report is to gain Council's support to extend the pilot duration of the Outdoor Dining Project by the Office of the NSW Small Business Commissioner (OSBC).

Council endorsed the local hosting of the pilot program at the 22 August 2017 ordinary council meeting and following public exhibition, the opportunity was launched in the Belfield Town Centre then later, extended into Belmore Town Centre.

ISSUE

The Office of the NSW Small Business Commissioner (OSBC) invited councils to develop a statewide position on outdoor dining the aim of which was to streamline the outdoor dining application process and user guide, develop a consistent Statewide policy, whilst implementing a trial to test and validate the initiative across participating Councils.

At this stage there has not been a strong uptake in the program across the state. As a result the Office of the NSW Small Business Commissioner (OSBC) has requested an extension for the Outdoor Dining Pilot trial until 31 December 2018. It is also proposed that it be further extended to Panania to determine if location has any influence on uptake.

RECOMMENDATION That -

1. Council resolve to continue to participate in the NSW Outdoor Dining Trial until 31 December 2018.
2. Council continues to waive fees for businesses in the trial locations, including the extension to Panania.

ATTACHMENTS

Nil

POLICY IMPACT

The outcomes of this pilot project will assist to inform a future Outdoor Dining policy.

FINANCIAL IMPACT

A loss of outdoor dining application fees for applications received in these town centres. This will be minimal.

COMMUNITY IMPACT

The café, restaurant and food service industry plays a key role in the Canterbury Bankstown lifestyle for the Community.

The pilot currently being hosted by OSBC and Council provides us (Council) with the unique opportunity to directly introduce local traders in the project area to an opportunity to grow their respective business at minimal cost and with little extra administration; our traders will be allowed to expand their business footprint with the introduction of outdoor dining furniture complementing their current offerings.

The project allows for increased passive surveillance in the areas where they are located, creates active places that people want to visit and generates economic activity.

DETAILED INFORMATION

Outdoor dining makes a significant contribution towards the vibrancy and quality of public spaces. Through high quality design and placement outdoor dining areas can help add character and visual excitement to the streetscape and provide extended trading opportunities for local businesses and support the prosperity of the local economy.

The objective of this trial project is to develop a policy and regulatory framework whilst seeking to reduce the administrative burden and compliance costs for small business operators i.e. an online and self-determining application approach.

Council endorsed the local hosting of the pilot program at the 22 August 2017 ordinary council meeting and following public exhibition, the opportunity was launched in the Belfield Town Centre then later into Belmore Town Centre.

This outdoor dining project strengthens Council's standing as the key economic development agent in the Canterbury Bankstown region and aligns with the City's long-term vision of building the economic capacity of local businesses.

The outdoor dining pilot project has received little interest from local outdoor dining businesses across all Councils. Canterbury Bankstown Council has been promoting this initiative however there has been no interest from local outdoor dining businesses in the Belfield and Belmore town centre areas.

Due to the slow uptake during the pilot project, the Office of the NSW Small Business Commissioner (OSBC) has requested an extension for the Outdoor Dining Pilot trial until 31 December 2018.

In addition it is proposed to extend the trial to another centre, Panania, to determine if location has an influence on uptake.

Service and Operational Matters - 22 May 2018

ITEM 8.4 FIFA World Cup Socceroo Games Live Broadcast

AUTHOR City Future

PURPOSE AND BACKGROUND

A Notice of Motion was raised at the April 2018 Ordinary Council Meeting to investigate the options of broadcasting the upcoming Socceroo FIFA World Cup games to the community.

The purpose of this report is to recommend the most appropriate location to broadcast.

ISSUE

Council investigated a number of venue options, both indoor and outdoor and their associated costs.

An overview of the findings and recommendations are considered in the report.

RECOMMENDATION That -

1. Council proceeds with a live broadcast of the first Australian game (Australia vs France) to be held in the Bryan Brown Theatre.
2. Council agree to review the attendance at the first broadcast and, subject to attendance, the Mayor and General Manager be given delegation to hold further broadcasts of Australian matches at the venue.

ATTACHMENTS

Nil

POLICY IMPACT

There are no policy impacts

FINANCIAL IMPACT

Financial impacts will be covered in the existing events operational budget.

COMMUNITY IMPACT

Broadcasting the Socceroo FIFA World Cup games to the community provides another local option to view the game.

The event will unite members of the community and encourage support for the Socceroots.

DETAILED INFORMATION

At the Ordinary Council Meeting of April 2018, Council resolved that a report be brought to the next meeting of Council on the feasibility, costs and benefits of providing a live screening of the FIFA World Cup™. This report is to consider:

- A preferred location
- The timing and number of games potentially to broadcast
- Other activities to occur during the broadcast
- Licensing requirements and guidelines
- Costs and other resource implications

The following report addresses these matters.

Location

Various venues were investigated including Paul Keating Park, Bankstown Memorial Oval, Belmore Oval, Wiley Park, Velodrome and Bryan Brown Theatre. A number of criteria was used to determine the best venue to hold the live broadcast, which includes cost, availability and impacts of weather on location.

Upon investigation, Paul Keating Park is unavailable for the first game on 16 June 2018, due to an Eid event.

Wiley Park and Belmore Oval were also considered, however the costs associated with holding the broadcast at these sites would amount to approximately \$10,000 per game. This total cost includes an on-site screen, light and sound equipment, security, toilets and a coffee van.

The Bryan Brown Theatre would be best for viewer comfort due to its indoor location, considering the mid-winter and late evening timing. In addition, this venue has the technical ability to broadcast, as well as bathroom facilities, security and a café on site.

Holding the event in the Bryan Brown theatre will keep costs to a minimum as most of the infrastructure required to hold the event is already in place.

The Bryan Brown Theatre, at this stage is available all three evenings. It is recommended the Bryan Brown Theatre to be the most appropriate venue to hold the live broadcast.

Bankstown Memorial Oval would be the most cost effective outdoor option as the scoreboard can be used to broadcast the game and infrastructure such as bathrooms are already onsite. In addition, it is close to transport and has plenty of parking in the surrounding area. A notice to residents would have to be distributed due to the late evening time slot of the broadcast.

Timing and number of games

The three games are scheduled for:

- Saturday 16 June: Socceroos vs France 8:00pm (local time)
- Thursday 21 June: Socceroos vs Denmark 10:00pm (local time)

- Tuesday 26 June: Socceroos vs Peru 12:00pm (midnight local time)

It is recommended to live broadcast the first game at the scheduled date and time of Saturday 16 June 2018 at 8:00pm.

Due to the late screening of the second and third broadcast event, it is likely that these games will attract low attendance numbers. In addition, there are other community groups and clubs in the local area live broadcasting the games.

A review will be undertaken after the first broadcast event, however at this stage it is not recommended that the broadcasts on 21 and 26 June should proceed.

Costs, resources and other activities

Contact has been made with both SBS and FIFA regarding licensing requirements at all of the venues. To meet the licencing requirements this is proposed to be a non-ticketed event celebrating the Socceroos playing in the FIFA World Cup 2018.

The costs associated with holding the event at Bankstown Memorial Oval would be significantly less compared to other outdoor venues. This is primarily due to the venue already having an existing screen on-site as well as broadcasting equipment and bathroom facilities. Any costs associated with hosting the broadcast at Bankstown Memorial Oval would include staff and security costs, as well as some additional infrastructure items such as plastic chairs.

The costs associated with holding the event at the Bryan Brown Theatre would be minimal only requiring cost of the hire of the venue and staff. The theatre has all the necessary broadcasting equipment, seating and bathroom facilities onsite.

The BLaKC café at the Bryan Brown Theatre will be available for patrons to purchase food and drink. These items are allowed to be taken into the theatre.

9 COMMITTEE REPORTS

The following item is submitted for consideration -

- 9.1 Minutes of the Canterbury Bankstown Traffic Committee Meeting held on
8 May 2018 129

Committee Reports - 22 May 2018

ITEM 9.1 **Minutes of the Canterbury Bankstown Traffic Committee Meeting held on 8 May 2018**

AUTHOR **Operations**

PURPOSE AND BACKGROUND

Attached are the minutes of the Canterbury Bankstown Traffic Committee meeting held on 8 May 2018.

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.

ISSUE

Recommendations of the Canterbury Bankstown Traffic Committee meeting.

RECOMMENDATION

That the recommendations contained in the minutes of the Canterbury Bankstown Traffic Committee meeting held on 8 May 2018, be adopted.

ATTACHMENTS [Click here for attachment](#)

- A. Traffic Committee Meeting Minutes 8 May 2018

POLICY IMPACT

This matter has no policy implications to Council.

FINANCIAL IMPACT

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

COMMUNITY IMPACT

The recommendations will improve road safety for the community whilst minimising the adverse impacts on residential amenity. Community consultations have been carried out where required.

10 NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

The following items are submitted for consideration -

10.1 Notice of Motions and Questions with Notice	133
10.2 Aquatic Review - Greenacre Splash Park	135
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10.4 Installation of Gross Pollution Traps at all Stormwater Drains/Outlets leading into the Georges and Cooks River	139
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Notice of Motions & Questions With Notice - 22 May 2018

ITEM 10.1 **Notice of Motions and Questions with Notice**

AUTHOR **Corporate**

ISSUE

The attached schedules provide information to questions raised at Council's April Ordinary meeting and also a status report on Notice of Motions resolved at previous meetings.

RECOMMENDATION

That the information be noted.

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

- A. Notice of Motions Table
- B. Correspondence relating to Notice of Motions
- C. Questions with Notice Table

Notice of Motions & Questions With Notice - 22 May 2018

ITEM 10.2

Aquatic Review - Greenacre Splash Park

I, Councillor Bilal El-Hayek hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

- “1. That Council staff provide a briefing to Council on the status of the current review of aquatic facilities.
2. That the provision of wet water play be considered as part of any future options for the Greenacre Town Centre as part of this review.”

BACKGROUND

The City of Canterbury Bankstown currently has 6 Leisure, Aquatic and Fitness Centres located in Birrong, Canterbury, Greenacre, Revesby, Roselands and Villawood. As many people are aware Greenacre Aquatic facility is closed due to major structural issues. Like many of our other centres, they are aging and don't meet the needs of our growing community.

It is understood that a review is underway of these facilities to address this issue and guide the long term provision of leisure and aquatic services to the City. Our future facilities not only need to be modern but their activities need to align to the needs of our specific communities. Emerging trends are moving away from 50 metre lap pools that cater for a specific use, towards more interactive wet areas such as spray parks and splash pads. This success can be seen in the introduction of a wet play area in Birrong Pool. These can be provided with free access to the community or as part of a paid facility. With the introduction of more housing being forced on Council by the State Government, there is less opportunities for people to have their own pool or other ability to keep cool during summer. As a result I am recommending that this type of facility be considered at Greenacre as part of the aquatics review currently being undertaken by Council staff.

Notice of Motions & Questions With Notice - 22 May 2018

ITEM 10.3 Bus Bays/Drop Offs

I, Councillor Steve Tuntevski hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

“That –

1. Council write to all schools seeking interest in reviewing their traffic and pedestrian movements and support those schools wanting to undertake a review, including their willingness to introduce formally managed drop-off and pick-up zones with associated signage.
2. Council support and promote the Bus Safety Week and Be Bus Aware campaigns.
3. Council write to the State Government requesting that they investigate the installation of bus bays associated with all state public schools in Canterbury Bankstown.
4. Council write to the State Government requesting that it introduces a dedicated safe ‘schools zone’ program as part of its ongoing road safety management responsibilities.”

BACKGROUND

There are over 100 schools within the Canterbury Bankstown LGA, with each one presenting conflict points between pedestrians, cars and buses as a large number of students are delivered to and picked up from school each day. These high pressure environments have received much attention over the years as successive attempts have been made to reduce the risks present.

However, many conflicts still exist and people continue to be injured and killed. Between 2012 and 2016, 29 people lost their lives on NSW roads including 13 pedestrians. Thankfully, children do not represent many of these casualties, however we should not rest on our laurels.

It is reassuring to know that any new educational institution, or where there is significant development to an existing one, will trigger the requirements in either the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, for significant developments, or Council's own Development Control Plan requirements for bus bays. But this does not resolve the legacy issues that are spread throughout our city. We need an integrated approach between School's, Councils, Bus Operators and the State Government to improve safety and minimise traffic around our schools.

The issue of vehicle and pedestrian management falls to the school, but schools do not always have the expertise to address these complex issues; and we are well positioned to assist. We have many skilled engineers, a road safety officer and the knowhow. We don't, unfortunately, have limitless resources and so I am proposing that our role should be one of support and advocacy; supporting those schools that have the desire to examine their immediate road and roadside environment for students and their school community and to advocate for more funding from the State Government as required.

As well as working directly with the schools, we also have a general duty to communicate more broadly with our community and support the bus and coach association in their initiatives to improve safety through education. There are two campaigns that I think are worthy of our support, being the Bus Safety Week (generally held in November each year) and Be Bus Aware, an ongoing education campaign. Promoting these through Council's existing channels and encouraging schools to promote these programs in their newsletters will greatly enhance awareness not only for the broader community but the parents that drive in these school zones every day.

It is important that the NSW Government step up and ensure that its schools are provided the highest level of built safe roadside environment and I was astounded to hear that NSW Transport do not have a safe schools zone education program as part of its Centre for Road Safety. It is important that we write to the NSW Government to request its attention and action on these very important safety issues.

Notice of Motions & Questions With Notice - 22 May 2018

ITEM 10.4 Installation of Gross Pollution Traps at all Stormwater Drains/Outlets leading into the Georges and Cooks River

I, Councillor Steve Tuntevski hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

“That Council –

1. Carry out an audit of all of Council’s existing gross pollution traps and reed beds to determine their effectiveness and condition.
2. Identify where possible gross pollutant traps and reed beds can be installed in creeks and along the Georges River and Cooks River.
3. Review and report back on Council’s current cleaning regime and service levels along the Georges River and Cooks River.”

BACKGROUND

The Georges River and Cooks River are important waterways that run through our City. They provide significant recreation and health benefits to our community and sustain our native plants and animals. Unfortunately our waterways are also being degraded from stormwater pollution, sedimentation and sewer overflows. Much of this pollution can be prevented from entering the waterways in the first place by residents keeping our streets clean by placing litter in the bin and developers incorporating and maintaining sediment control measures at their building site. When sediment rubbish enters our waterways it reduces water quality and poses a threat to animals including fish, turtles and birds by choking or strangling on the rubbish.

While it is best to prevent sedimentation and littering entering the stormwater in the first place, it is also important that Council has in place measures to prevent any pollution before it enters the River. Gross Pollutant Traps and reed beds are important ways this can be achieved by trapping solids, sedimentation and filtering nutrients from the water. While I understand Council has in place many Gross Pollutant traps and reed beds already it is not clear how effective they are. As a result I am requesting a review of our current traps and reed beds can be installed in order to improve the health of our rivers and aquatic environment.

Notice of Motions & Questions With Notice - 22 May 2018

ITEM 10.5 Signage in Parks and Reserves

I, Councillor George Zakhia hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

“That Council review its existing park rules signage at all parks, reserves, sportsgrounds and open space areas and implement any outcomes as part of its 2018/19 Operational Plan.”

BACKGROUND

The City of Canterbury Bankstown has over 550 parks, reserves, sportsgrounds and other open space areas that are well used by our community, residents and visitors to the City. Recently I have received feedback from members of our community that they are unsure of the park rules concerning having picnics, bbqs, walking their dogs or generally just visiting our parks.

Ensuring that our Council’s parks, reserves, sportsgrounds and other open space areas are sign posted with standard park rules signage, where necessary, will ensure that our community and other visitors to our wonderful parks are fully informed of the rules and provide clarity on park usage.

GENERAL MANAGER’S COMMENT

The park rules are governed by the provisions of section 632 of the Local Government Act. The park rules do not apply to consuming alcohol, which is dealt with under another section of the Local Government Act (S632A) – confiscation of alcohol in public places.

Notice of Motions & Questions With Notice - 22 May 2018

ITEM 10.6 'Smart' Speed Bumps

I, Councillor Rachelle Harika hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

“That Council investigates the suitability of ‘smart’ speed bumps, their possible application and implications of the use of these in our City.”

BACKGROUND

Speed bumps: in this day and age they are a necessary evil, providing an incentive for motorists to keep to safe speeds in our streets, but often resulting in some level of nuisance to adjoining property owners due to the noise associated with vehicles, all vehicles irrespective of their speed, travelling over them and to motorists doing the right thing, travelling at the appropriate speed.

But we are a smart city and we look for smart solutions to both new and old problems.

I have become aware of the development and implementation of a ‘smart’ speed hump that achieves the desired results – of slowing down motorists that are travelling too fast – without necessarily causing the nuisance to neighbours and those doing the right thing. Once installed, these smart speed humps sit flush with the road surface, only becoming a ‘hump’ when a vehicle is detected travelling too fast. When this happens, the ‘hump’ actually lowers, causing a depression in the road surface, discomfort to the driver and slowing them down. For all other times I believe there is minimal noise or nuisance and it offers a smooth ride for drivers doing the right thing.

Developed in Sweden, this technology has recently been installed at Curtin University on a trial basis to address a significant speeding problem on their internal road network. To my knowledge no public road authority has installed such technology: we could be the first.

I acknowledge though, that these are a new technology and with that often comes considerable costs and the experience of unintended consequences. These costs have to be measured against the benefit provided to our community and the technology assessed against the particular needs of our city, our community and our infrastructure.

But it is also an opportunity for our City to lead the way in the adoption of smart infrastructure, if there is a sound case for it.

Notice of Motions & Questions With Notice - 22 May 2018

ITEM 10.7 Affordable Housing

I, Councillor Linda Eisler hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

“That Council establish a clear policy position on Affordable Housing, including community and public housing, and ensure that it is embedded as a central element of our local housing strategy to be prepared for the City of Canterbury Bankstown.”

BACKGROUND

Sydney is the least affordable city in Australia, and one of the most unaffordable cities in the world for housing. The Greater Sydney Commission’s South District Plan highlights that housing affordability will be a major challenge in our area. Despite this, our Council does not have a plan for affordable housing.

According to the 2016 ABS figures, in our city, 34% of households are renting their homes, with 23% of those being in social housing – almost double the rate of Greater Sydney. In some of our suburbs, like Lakemba (54%), more than half of all households are renting. In these same suburbs, households are also experiencing high levels of housing stress, where residents are spending more than 30% of their gross weekly household income on housing. These figures emphasise the need for affordable housing to be an integral part of our housing mix into the future.

With the investment and growth anticipated in our city over the coming years, housing affordability will become an ever increasing challenge. With a desire for Council to improve affordable housing provision across the city, establishing a clear policy position is going to be an important element of Council’s Local Housing Strategy, which will inform our future planning controls. I know there is a need to refresh our planning policies as part of our new comprehensive Local Environmental Plan (LEP). I want Affordable Housing to be front and centre of that process.

I request that Council establish a clear policy position on the provision of affordable housing, ensuring that key workers, such as nurses, teachers, paramedics and police officers, can continue to afford to live within our city. Our policy must also include the low income such as the pensioners, disabled, refugees and unemployed.

11 QUESTIONS FOR NEXT MEETING

12 CONFIDENTIAL SESSION

12.1 T29-18 Tender for Bankstown Basketball Stadium Fire System Upgrade

12.2 T42-18 Supply and Installation of Road Signs

12.3 T43-18 Tender for Concrete Road Slab Replacement

12.4 T67-18 The Mall and The Appian Way/Jacobs Street Floodlighting of Pedestrian Crossings

12.5 Property Matter - 263 Wangee Road Greenacre

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 12.1, 12.2, 12.3, 12.4, 12.5 in confidential session for the reasons indicated:

Item 12.1 T29-18 Tender for Bankstown Basketball Stadium Fire System 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 12.2 T42-18 Supply and Installation of Road Signs

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 12.3 T43-18 Tender for Concrete Road Slab Replacement

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 12.4 T67-18 The Mall and The Appian Way/Jacobs Street Floodlighting of Pedestrian Crossings

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 12.5 Property Matter - 263 Wangee Road Greenacre

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.

