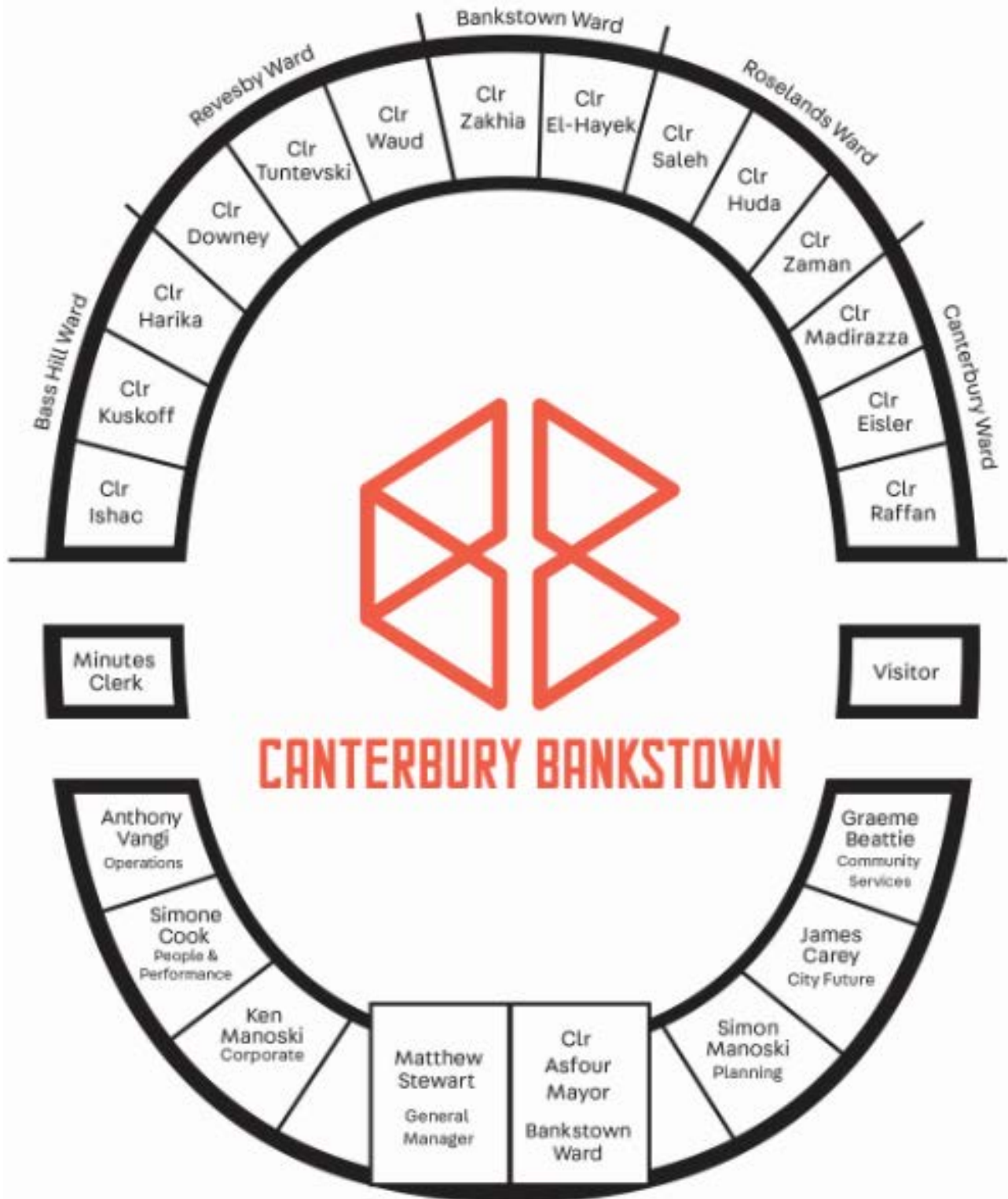




AGENDA FOR THE ORDINARY MEETING

24 July 2018

Gallery



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1 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The following minutes are submitted for confirmation -

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CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 26 JUNE 2018

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

HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.05 P.M.

REF: CONFIRMATION OF MINUTES

(229) CLR. MADIRAZZA:/CLR. ZAKHIA

RESOLVED that the minutes of the Ordinary Council Meeting held on 22 May 2018 be adopted.

- CARRIED

SECTION 2: LEAVE OF ABSENCE

Nil

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

In respect of Item 4.3 Mayoral Minutes – Local Community Based Donations, Clr El-Hayek declared a significant, Non Pecuniary Conflict of Interest due to his employment and indicated he would not participate in considering the matter and would vacate the chamber.

In respect of Item 4.3 Mayoral Minutes – Local Community Based Donations, Clr Madirazza declared a non-significant, Non Pecuniary Conflict of Interest due to his participation in the 9/11 Cup Rugby NSW Fire & Rescue vs NSW Police and indicated he would not participate in considering the matter and would vacate the chamber.

In respect of Item 5.1 Planning Matters – Canterbury Road Planning Proposals, His Worship the Mayor, Clr Asfour previously declared a significant non pecuniary conflict of interest on the Canterbury Road Review which this report is underpinned by and therefore indicated he will not participate in considering the matter and would vacate the chamber.

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SECTION 4: MAYORAL MINUTES

ITEM 4.1 CHARGING AHEAD - WITH ELECTRIC VEHICLES FOR COUNCIL'S POOL FLEET VEHICLES

(229) CLR. ASFOUR

RESOLVED that

1. The Mayoral Minute be noted.
2. Council's pool vehicles when due for replacement, be replaced with electric vehicles, if applicable.
3. A further report be prepared for a future Ordinary Meeting of Council addressing how Council can:
 - a. invest in infrastructure to make electric vehicle technology accessible to our community, and
 - b. provide community access to Council's electric pool vehicles through hire or car-share arrangements.

- CARRIED

ITEM 4.2 FINANCIAL ASSISTANCE GRANTS

(230) CLR. ASFOUR

RESOLVED that

1. The Mayoral Minute be noted.
2. Council write to all Local Federal Members expressing Council's concern at the Federal Governments recent freeze on Financial Assistance Grants and highlighting the significant impact on our community's services and assets.

- CARRIED

ITEM 4.3 LOCAL COMMUNITY BASED DONATIONS

IN RESPECT OF ITEM 4.3 MAYORAL MINUTES – LOCAL COMMUNITY BASED DONATIONS, CLR EL-HAYEK DECLARED A SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST DUE TO HIS EMPLOYMENT AND INDICATED HE WOULD NOT PARTICIPATE IN CONSIDERING THE MATTER AND WOULD VACATE THE CHAMBER.

IN RESPECT OF ITEM 4.3 MAYORAL MINUTES – LOCAL COMMUNITY BASED DONATIONS, CLR MADIRAZZA DECLARED A NON SIGNIFICANT, NON PECUNIARY

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CONFLICT OF INTEREST DUE TO HIS PARTICIPATION IN THE 9/11 CUP RUGBY NSW FIRE & RESCUE VS NSW POLICE AND INDICATED HE WOULD NOT PARTICIPATE IN CONSIDERING THE MATTER AND WOULD VACATE THE CHAMBER.

CLR EL-HAYEK AND CLR MADIRAZZA TEMPORARILY VACATED THE CHAMBER AT 6.13PM.

(231)

CLR. ASFOUR

RESOLVED that

1. Council support the request from Bankstown Multicultural Youth Service, that fees in the amount of \$1,686.50 for the 2018 calendar year for the Youth outreach service provided weekly in Paul Keating Park be waived.
2. Council support the request from Father Chris Riley's Youth off the Streets, that fees in the amount of \$1,760 for the 2018 calendar year for the Youth outreach service provided weekly in Paul Keating Park be waived.
3. Council support the request from NSW Fire & Rescue for their over 35's 9/11 Cup via a three year sponsorship for a total donation of \$5,000. This event, sanctioned by Australian Rugby Union, to be held at Belmore Oval on Tuesday, 11 September 2018.
4. Council support the request from Catholic Primary Schools Basketball Challenge, that fees in the amount of \$1,400 be waived. This event to be held at Morris lemma Indoor Sports centre in October 2018. Further, Council donate \$1000 towards gift bags for participants.
5. Council support the request from Bankstown North Public School – 150 Year Anniversary Book and donate \$1,000 towards the commemorative book.
6. Council support the request from Bankstown Police Citizens Youth Club who will be holding its major annual fundraiser in August and donate \$2,500.
7. These funds are made available from Council's Community Grants and Events Sponsorship budget.

- CARRIED

CLR EL- HAYEK AND CLR MADIRAZZA RETURNED TO THE CHAMBER AT 6.15PM

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ITEM 4.4 **SYDENHAM TO BANKSTOWN METRO - CONSULTATION**
(232) **CLR. ASFOUR**

AT THIS STAGE HIS WORSHIP THE MAYOR TABLED THE SYDENHAM TO BANKSTOWN METRO PREFERRED INFRASTRUCTURE REPORT

RESOLVED that

1. The Mayoral Minute be noted.
2. Council urgently request that the community consultation period be extended for an additional four weeks to allow Council and the community to respond to the Sydenham to Bankstown Metro upgrade.
3. Council strongly request that Sydney Metro hold a further four Community Information Sessions across the Canterbury Bankstown LGA, in particular in the southern and western suburbs of our City.
4. Council urgently seeks a meeting with the Minister for Transport to express the Council's and community's concerns at the insufficient community and stakeholder consultation and the proposed significant infrastructure downgrade to the Sydenham to Bankstown Metro.

- CARRIED

SECTION 5: **PLANNING MATTERS**

ITEM 5.1 **CANTERBURY ROAD PLANNING PROPOSALS**

IN RESPECT OF ITEM 5.1 PLANNING MATTERS – CANTERBURY ROAD PLANNING PROPOSALS, HIS WORSHIP THE MAYOR, CLR ASFOUR PREVIOUSLY DECLARED A SIGNIFICANT NON PECUNIARY CONFLICT OF INTEREST ON THE CANTERBURY ROAD REVIEW WHICH THIS REPORT IS UNDERPINNED BY AND THEREFORE INDICATED HE WILL NOT PARTICIPATE IN CONSIDERING THE MATTER AND WOULD VACATE THE CHAMBER.

HIS WORSHIP THE MAYOR CLR ASFOUR TEMPORARILY VACATED THE CHAMBER AT 6.30 PM.

THE DEPUTY MAYOR CLR SALEH ASSUMED THE CHAIR.

(233) **CLR. EISLER:/CLR. DOWNEY**

RESOLVED that

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1. Council not proceed with the planning proposal for 251-267 Canterbury Road, Canterbury for the reasons outlined in this report.
2. Council not proceed with the planning proposal for 403-411 Canterbury Road, 1 Una Street and block bounded by Canterbury Road, Duke Street, Perry Street and Stanley Street, Campsie for the reasons outlined in this report.
3. Council not proceed with the planning proposal for 538-546 Canterbury Road and 570-580 Canterbury Road, Belmore for the reasons outlined in this report.
4. Council not proceed with the planning proposal for 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore for the reasons outlined in this report.
5. In relation to 677-687 Canterbury Road and 46-48 Drummond Street, Belmore:
 - a. Council not proceed with the planning proposal for the reasons outlined in this report.
 - b. Council write to the Department of Planning and Environment requesting that the Site Compatibility Certificate be revoked.
6. Council not proceed with the planning proposal at 754-774 Canterbury Road, Belmore for the reasons outlined in this report.
7. Council not proceed with the planning proposal at 1112-1186 Canterbury Road, Roselands for the reasons outlined in this report.
8. Council not proceed with the planning proposal for 1375 Canterbury Road, Punchbowl for the reasons outlined in this report.
9. Council not proceed with the planning proposal for 998 Punchbowl Road (1499 Canterbury Road), Punchbowl for the reasons outlined in this report.

- CARRIED

For:- Clrs Downey, Eisler, El-Hayek, Harika, Huda, Ishac, Kuskoff, Madirazza, Raffan, Saleh, Tuntevski, Waud, Zakhia and Zaman

Against:- Nil

HIS WORSHIP THE MAYOR CLR ASFOUR RETURNED TO THE CHAMBER AT 6.35 PM.

HIS WORSHIP THE MAYOR CLR ASFOUR RESUMED THE CHAIR.

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ITEM 5.2 **CANTERBURY BANKSTOWN ACCELERATED LEP FUNDING AGREEMENT**
(234) **CLR. EL-HAYEK:/CLR. ISHAC**

RESOLVED that

1. Council execute the funding agreement for the accelerated local environmental plan review program.
2. Council commence work on a Local Strategic Planning Statement that will set a 20 year strategic planning vision for the Canterbury-Bankstown Local Government Area.

- CARRIED

For:- Clrs Asfour, Downey, Eisler, El-Hayek, Harika, Huda, Ishac, Kuskoff, Madirazza, Raffan, Saleh, Tuntevski, Waud, Zakhia and Zaman

Against:- Nil

ITEM 5.3 **NSW GOVERNMENT'S MEDIUM DENSITY HOUSING CODE**
(235) **CLR. TUNTEVSKI:/CLR. ZAKHIA**

RESOLVED that

1. Council make urgent representations to the Minister for Planning and the Department of Planning & Environment about the impacts of the proposed changes to the planning controls for dual occupancies as a result of the NSW Government's Medium Density Housing Code.
2. Council commence preparing amendments to its Development Control Plans that defines the necessary controls for multi dwelling housing including villas, townhouses, manor houses and terraces.
3. The Mayor inform all residents in writing and other methods of the impact of the code.

- CARRIED

For:- Clrs Asfour, Downey, Eisler, El-Hayek, Harika, Huda, Ishac, Kuskoff, Madirazza, Raffan, Saleh, Tuntevski, Waud, Zakhia and Zaman

Against:- Nil

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SECTION 6: POLICY MATTERS

ITEM 6.1 COUNCIL POLICIES

(236) CLR. ISHAC:/CLR. DOWNEY

RESOLVED that

1. In principle, Council adopts the Memorials Policy, the Use of Exotic Animals in Circuses Policy and the Helicopters on Council Land Policy as outlined in this report.
2. The Memorials, Use of Exotic Animals in Circuses and the Helicopters on Council Land Policies be placed on public exhibition and a further report be submitted to Council at the conclusion of that period, where submissions are received. In the event that no submissions are received, the policy be taken as being adopted by Council.
3. Council rescind the former Council's policies as outlined in the report.

- CARRIED

ITEM 6.2 DRAINAGE RESERVES ADMINISTRATION POLICY

(237) CLR. DOWNEY:/CLR. ISHAC

RESOLVED that

1. The current Drainage Reserves Disposal Policy be renamed to the Drainage Reserves Administration Policy.
2. In principle, Council endorse the proposed Drainage Reserves Administration Policy, as outlined in this report.
3. The proposed Drainage Reserves Administration Policy be placed on public exhibition and that a further report be submitted to Council at the conclusion of that period, where submissions are received. In the event that no submissions are received, the policy be taken as being adopted by Council.

- CARRIED

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SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS

ITEM 7.1 ADOPTION OF CBCITY 2028 - A TEN YEAR COMMUNITY STRATEGIC PLAN FOR CANTERBURY-BANKSTOWN

(238) CLR. ISHAC:/CLR. ZAKHIA

RESOLVED that CBCity 2028 be adopted.

- CARRIED

ITEM 7.2 ADOPTION OF DELIVERY PROGRAM 2018-21, OPERATIONAL PLAN 2018-19 (INCLUDING THE 2018-19 BUDGET AND THE 2018-19 SCHEDULE OF FEES AND CHARGES) AND RESOURCING STRATEGIES FOR ASSETS, FINANCE AND WORKFORCE.

HIS WORSHIP THE MAYOR ADVISED COUNCILLORS OF A REPLACEMENT PAGE 214 OF COUNCIL'S OPERATIONAL PLAN 2018-2019 AND AN AMENDMENT TO THE ASSET MANAGEMENT STRATEGY

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

RESOLVED that

1. In accordance with sections 402 to 406 of the Local Government Act 1993, Council adopt the Integrated Planning Suite which includes:
 - Council's Delivery Program 2018-21
 - Operational Plan 2018-19 including 2018-19 Budget, 2018-19 Capital Expenditure Program, Council's Revenue and Pricing Policies and 2018-19 Schedule of Fees and Charges
 - Resourcing Strategy (10 year Asset Management Strategy incorporating the Asset Management Policy, Financial Management Strategy incorporating the 10 year Long Term Financial Plan and 3 year Workforce Strategy).
2. Those members of the community that have provided formal submissions be thanked and advised of Council's responses in this report.
3. Rating & Annual Charges – Former Bankstown Council

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3.1 Rating

Subject to the provisions of Sections 404 and 494 of the Local Government Act 1993, an ordinary rate be made and levied for the rating year 1 July 2018 to 30 June 2019 upon the land value of all rateable land within the former city categorised as Residential or Business as detailed in the following table:

Category / Short Name	Ad-Valorem Rate (cents in \$)	Minimum Rate \$
Residential – Ordinary	0.181411	\$604.40
Business – Ordinary	0.587335	\$739.10
Bankstown Town Centre Special – see 3.1.1	0.101275	Nil

3.1.1 Bankstown Town Centre Special Rate

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

3.2 Domestic Waste Management Service Charges

Subject to provision of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2018 to 30 June 2019, as follows:

Type of Charge	Short Name	Annual Charge
An Annual Domestic Waste Management Service charge per service for each parcel of Rateable Residential land for which a service is available.	Domestic – Waste Management	\$520.00
Each additional service in respect of single dwelling premises.	Domestic Waste Extra Service	\$270.00
Each additional service in respect of multi residential units.	Domestic Waste Extra Strata Service	\$162.00

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Each additional service in respect of recycling.	Extra Recycling Service	\$82.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$134.00
Rateable Vacant Land	Domestic Waste Vacant Land	\$140.00

3.3 Stormwater Management Service Charges

Council make and levy an annual stormwater management service charge for the Year 1 July 2018 to 30 June 2019 as follows:

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

3.3.1 Name of the Charge

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

3.3.2 Mixed Developments

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

3.3.3 Bankstown Airport

- For properties where an ex-gratia payment in lieu of rates is applicable, Council will apply an annual Charge of \$25.00 per property plus an additional \$25 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres.

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3.3.4 Exemptions

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

3.4 Interest Rate on Overdue Rates & Charges

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

4. Rating & Annual Charges – Former Canterbury Council

4.1 Rating

Subject to the provisions of Sections 404 and 494 of the Local Government Act 1993, an ordinary rate be made and levied for the rating year 1 July 2018 to 30 June 2019 upon the land value of all rateable land within the former city categorised as Residential or Business as detailed in the following table:

Category / Short Name	Ad-Valorem Rate (cents in \$)	Minimum Rate
Ordinary - Residential	0.1783	\$677.65
Ordinary - Business	0.5541	\$677.65

4.2 Domestic Waste Management Service Charges

Subject to provision of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2018 to 30 June 2019, as follows:

Type of Premises	Short Name	Annual Charge
Single dwellings, a granny flat, dual occupancies and villas & townhouses (having and controlling use and storage of own bins).	Domestic Waste Service	\$455.00
Strata units and flats (with 1 or more bedrooms, not being flats owned by charitable or	Domestic Waste Service	\$455.00

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benevolent institutions for the housing of aged, infirm or disabled persons).		
Flats owned by charitable or benevolent institutions for the housing of aged, infirm or disabled persons.	Waste Management – Non Rateable	\$455.00 for each rubbish bin
Properties categorised as Business (with or without residential accommodation)	Waste Management – Business	\$455.00
Each additional service.	Domestic Waste Extra Service	\$270.00
Each additional service in respect of recycling.	Extra Recycling Service	\$82.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$96.00
Vacant Land – refers to land that is devoid of buildings and excludes land on which building works are in progress	Domestic Waste - Vacant	\$140.00

4.3 Stormwater Management Service Charges

Council make and levy an annual stormwater management service charge for the Year 1 July 2018 to 30 June 2019 as follows:

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

4.3.1 Name of the Charge

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

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4.3.2 Mixed Developments

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

4.3.4 Exemptions

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

5. Interest Rate on Overdue Rates & Charges

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

- CARRIED

CLR DOWNEY REQUESTED THAT HER NAME BE RECORDED AS HAVING VOTED AGAINST THIS ITEM.

ITEM 7.3
(240) **STRONGER COMMUNITIES FUND - QUARTERLY PROGRESS REPORT**
CLR. WAUD:/CLR. MADIRAZZA

RESOLVED that Council note the progress report of the implementation of the Stronger Communities Fund.

- CARRIED

ITEM 7.4
(241) **LOCAL GOVERNMENT REMUNERATION TRIBUNAL - DETERMINATION OF MAYOR AND COUNCILLOR FEES 2018/2019**
CLR. ZAKHIA:/CLR. MADIRAZZA

RESOLVED that

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1. Effective from 1 July 2018 Council continues to apply the maximum fees structure for the Mayor and Councillors, as determined by the Local Government Remuneration Tribunal, being:
 - Mayor Additional Fee \$86,440 p.a.
 - Councillor Fee \$29,670 p.a.
2. The current Additional Fee for the Deputy Mayor, being 20% of the Mayors Additional Fee, be adjusted to reflect Council's determination.

- CARRIED

CLR DOWNEY REQUESTED THAT HER NAME BE RECORDED AS HAVING VOTED AGAINST THIS ITEM.

ITEM 7.5
(242)

ROAD RENAMING - SECTION OF CHAPEL STREET, LAKEMBA

CLR. HUDA:/CLR. SALEH

RESOLVED that

1. In accordance with Council's Naming Policy and the Geographic Names Board, Council in principle, agree to name the section of Chapel Street, Lakemba being the section from Chalmers Street roundabout to the T-intersection of Chapel Street and Leylands Parade, to Pithers Street, as outlined in the report.
2. Council carryout the required regulatory requirements/process, including public exhibition, in addressing the matter.
3. At the conclusion of the exhibition period, a further report(s) be submitted to Council, as required.

- CARRIED

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ITEM 7.6 **PROPERTY MATTER: ROAD RESERVE CORNER HARP STREET AND NELSON AVENUE, BELMORE**

(243) **CLR. SALEH:/CLR. HUDA**

RESOLVED that

1. The former Canterbury City Council resolution, adopted at its meeting on 23 April 2015 (Minute No 130), being:

THAT

1. The lodgement of a Road Closure Application to close the parcel of land as identified in the report be endorsed.
2. Pursuant to Section 55 of the Environmental Planning and Assessment Act 1979, a draft Local Environmental Plan be prepared to rezone the land and to provide in the said draft Local Environmental Plan that, upon commencement of the Plan, the land currently zoned Public Recreation RE1 be rezoned as medium Density Residential R3.

Be, and is hereby, rescinded.

2. Council be provided with a further report outlining options of converting the site to open space, in due course.

- CARRIED

ITEM 7.7 **DISCLOSURE OF INTEREST RETURNS**

(244) **CLR. ISHAC:/CLR. ZAKHIA**

RESOLVED that the tabling of the Disclosure of Interest Returns be noted.

- CARRIED

ITEM 7.8 **FREE PUBLIC WI-FI SERVICES**

(245) **CLR. MADIRAZZA:/CLR. ISHAC**

RESOLVED that

1. The information be noted.

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2. The expansion of the Public Wi-Fi be incorporated into the smart city roadmap/strategy.

- CARRIED

ITEM 7.9
(246)

PROPERTY MATTER: 42 TILLET PARADE LANSDOWNE
CLR. EL-HAYEK:/CLR. DOWNEY

RESOLVED that

1. Council make an application to the Minister for Local Government and the Governor for approval to acquire the land described as Lots 350,351 and 352 DP 11759 (excepting therefrom the covenant interest created by dealing B178106K) by compulsory process under Section 186 (2)(a) of the Local Government Act 1993 for the purposes of open space and public recreation in accordance with the requirements of the Land Acquisition (Just Terms Compensation) Act 1991.
2. The land is to be classified as community land on and from the date of its acquisition.

- CARRIED

ITEM 7.10
(247)

CASH AND INVESTMENT REPORT AS AT 31 MAY 2018
CLR. MADIRAZZA:/CLR. TUNTEVSKI

RESOLVED that

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

- CARRIED

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SECTION 8: SERVICE AND OPERATIONAL MATTERS

ITEM 8.1 PROVISION OF RECYCLING AT SPORTING FACILITIES

(248) CLR. HARIKA:/CLR. RAFFAN

RESOLVED that

1. Council supports local sporting clubs participating in the NSW Return and Earn Recycling Scheme for beverage containers.
2. Council contact all sporting clubs and bring to their attention the fundraising potential available through the NSW Return and Earn Scheme.
3. Council offer one 240L wheelie bin or two bulka-bags to each sporting club to assist clubs to manage the recycling scheme via an EOI process.

- CARRIED

ITEM 8.2 AUSTRALIAN WHITE IBIS MANAGEMENT PLAN

(249) CLR. WAUD:/CLR. EISLER

RESOLVED that the updated Australian White Ibis Management Plan be adopted.

- CARRIED

SECTION 9: COMMITTEE REPORTS

ITEM 9.1 MINUTES OF THE SOCIAL INCLUSION ADVISORY COMMITTEE MEETING HELD ON 5 JUNE 2018

(250) CLR. KUSKOFF:/CLR. ZAKHIA

RESOLVED that the minutes of the Social Inclusion Advisory Committee meeting held on 5 June 2018, be adopted.

- CARRIED

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ITEM 9.2 **MINUTES OF THE HEALTH & RECREATION ADVISORY COMMITTEE MEETING HELD ON 5 JUNE 2018**

(251) **CLR. KUSKOFF:/CLR. ZAKHIA**

RESOLVED that the minutes of the Health & Recreation Advisory Committee meeting held on 5 June 2018, be adopted.

- CARRIED

ITEM 9.3 **MINUTES OF THE CANTERBURY BANKSTOWN TRAFFIC COMMITTEE MEETING HELD ON 12 JUNE 2018**

(252) **CLR. KUSKOFF:/CLR. ZAKHIA**

RESOLVED that the recommendations contained in the minutes of the Canterbury Bankstown Traffic Committee meeting held on 12 June 2018 be adopted.

- CARRIED

SECTION 10: **NOTICE OF MOTIONS & QUESTIONS WITH NOTICE**

ITEM 10.1 **NOTICE OF MOTIONS AND QUESTIONS WITH NOTICE**

(253) **CLR. DOWNEY:/CLR. ZAMAN**

RESOLVED that the information be noted.

- CARRIED

ITEM 10.2 **SINGLE USE PLASTIC REDUCTION**

(254) **CLR. ZAKHIA:/CLR. EISLER**

RESOLVED that

1. Council introduces a complete ban of single-use plastic straws and plastic cups at its Council run facilities and Council events.
2. As part of its 2018/19 Operational Plan Council develops a plan to phase out of any single-use plastics such as plastic bottles and plastic bags in all Council operations and Council sponsored events and develop and education program for local businesses.

- CARRIED

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ITEM 10.3
(255)

RIVERLANDS ZONING

CLR. DOWNEY:/CLR. TUNTEVSKI

RESOLVED that Council approach the Minister for Planning and the NSW Government to reconsider the R2 zoning allocated to the Riverlands development at 56 Prescott Parade, 67, 67A, 80, 80A, 90 and 100 Auld Avenue, 123 and 123A Raleigh Road and 25 Martin Crescent, Milperra and call on the NSW State Government and NSW Department of Planning and Environment to make the zoning E3 as initially proposed by Bankstown City Council.

- CARRIED

ITEM 10.4
(256)

YERAMBA LAGOON MASTER PLAN

CLR. DOWNEY:/CLR. TUNTEVSKI

RESOLVED that Council immediately seek State Government support and funding to implement the Yeramba Lagoon Master Plan developed by the previous Bankstown City Council.

- CARRIED

ITEM 10.5

FULL-TIME COUNCILLORS IN NSW

CLR. EL-HAYEK:/CLR. ZAMAN

MOTION

That Council write to the NSW Premier and Minister for Local Government, to advocate for provisions to be made for full-time councillors in NSW.

AT THIS STAGE CLR DOWNEY REQUESTED THAT THE MOTION BE AMENDED AS FOLLOWS:

That Council write to the NSW Premier and Minister for Local Government and LGNSW, to advocate for provisions to be made for full-time councillors in NSW.

CLR EL-HAYEK AND CLR ZAMAN ACCEPTED CLR DOWNEY'S AMENDMENT TO BE INCLUDED IN THE MOTION

(257)

CLR. EL-HAYEK:/CLR. ZAMAN

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RESOLVED that Council write to the NSW Premier and Minister for Local Government and LGNSW, to advocate for provisions to be made for full-time councillors in NSW.

- CARRIED

ITEM 10.6
(258)

ILLEGAL DUMPING
CLR. EL-HAYEK:/CLR. ZAMAN

RESOLVED that

1. Council continue its use of covert surveillance cameras to identify and prosecute illegal dumping across our city.
2. Council investigate the establishment of a confidential hotline to allow residents to report illegal dumpers.
3. Council investigate the rewarding of information that results in a successful conviction.
4. In future approvals, consideration be given to incorporating a condition of consent to require appropriate surveillance and lighting of the street front of unit developments.

- CARRIED

ITEM 10.7
(259)

HSC PRACTICE SESSIONS - JULY 2018 SCHOOL HOLIDAYS
CLR. TUNTEVSKI:/CLR. EL-HAYEK

RESOLVED that Council facilitate HSC practice sessions for HSC students in the Canterbury Bankstown LGA during the July 2018 school holidays.

- CARRIED

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ITEM 10.8 **LOCATION FOR EMERGING BANDS TO PRACTICE**
(260) **CLR. WAUD:/CLR. ZAMAN**

RESOLVED that Council investigate a suitable location for emerging bands to practice in the Canterbury Bankstown LGA.

- CARRIED

ITEM 10.9 **LIBERTY SWING**
(261) **CLR. WAUD:/CLR. TUNTEVSKI**

RESOLVED that Council investigate the potential establishment of a 'Liberty Swing' within the Revesby Ward to be accessible by special needs schools.

- CARRIED

ITEM 10.10 **BELMORE SPORTS AND RECREATION MASTERPLAN**
"That

MOTION

1. Council approach various design faculties within Sydney's universities to seek their interest in their students preparing a student led design idea and options for a major redevelopment of the stadium at Belmore.
2. Ideally the concept would cater for major professional sport increasing the total capacity from 19,000 to a 25,000-seat capacity, parking on the eastern side utilising Tudor Street and Thorncraft Parade access points while leaving one playing field, unlocking the Belmore Sports and Recreation Precinct and Terry Lamb Reserve for larger green space and as well as incorporating a council Youth and Arts Centre along railway side of stadium.
3. Councillors be briefed on the outcome of the process."

CL MADIRAZZA ADVISED THE CHAIR THAT HE WAS WITHDRAWING HIS NOTICE OF MOTION

MOTION WITHDRAWN

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SECTION 11: QUESTIONS FOR NEXT MEETING

REF: TRAFFIC MATTER - BASS HILL PLAZA

Clr Ishac requested that Council investigate the installation of a roundabout at the Johnston Road entrance to Bass Hill Plaza.

REF: ROAD RENAMING - WARREN AVENUE, BANKSTOWN

Clr Ishac requested that Council investigate renaming part of Warren Avenue, Bankstown as it is dissected by Fairford Road, which causes confusion for local businesses.

REF: HENRY LAWSON DRIVE - HUME HIGHWAY - TRAFFIC MATTER

Clr Kuskoff requested that Council contact Roads and Maritime Services and request that a right hand turn from Henry Lawson Drive into Hume Highway of Lansdowne be included as part of the upgrade of Henry Lawson Drive.

REF: SPORTING FIELDS - SYNTHETIC GRASS

Clr Kuskoff requested Council investigate the installation of synthetic grass in the goal areas at some of Council's sporting fields.

REF: ROAD MAINTENANCE

Clr Harika requested information regarding any current road maintenance backlog for each Ward.

REF: ROAD RESTORATION - HUDSON ROAD, BIRRONG

Clr Harika requested Council re-inspect the recent road restoration undertaken at Hudson Road, Birrong near Rodd Street.

REF: CONDELL PARK SHOPPING CENTRE

Clr Harika requested Council officers contact shop owners at CondeLL Park Shopping Centre to discuss any future upgrades to the Shopping Centre.

REF: BANKSTOWN ARTS CENTRE

Clr Downey requested background information on the current rock carving project being undertaken by the Lapidary Club at the Bankstown Arts Centre.

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REF: CONDITION OF CONSENT – DA 1256/2014 – 263 EDGAR STREET, CONDELL PARK

Clr Downey requested that Council officers monitor a condition of consent relating to vehicles making right hand turns to and from the property.

REF: TRAFFIC ISSUE – SCHOOL SAFETY

Clr Downey requested Council investigate the installation of double white lines on roads along all school frontages to improve safety.

REF: PARKING ISSUES - TRAILORS AND BOATS ON LOCAL STREETS

Clr Tuntevski requested if Council had a policy regarding the parking of trailers and boats on local streets.

REF: INTERSECTION OF EDGAR STREET AND ELDRIDGE ROAD, CONDELL PARK - TRAFFIC CONGESTION

Clr Tuntevski requested an update on the Traffic Study being undertaken to improve traffic flow at this intersection.

REF: BUS STOP - DILKE ROAD, PADSTOW HEIGHTS

Clr Tuntevski asked if it was proposed to relocate the current bus stop in Dilke Road, Padstow Heights.

REF: PARKING ISSUES - HIGHLAND AVENUE, BANKSTOWN

Clr El-Hayek requested Council investigate parking issues in Highland Avenue, Bankstown.

REF: STORAGE OF SPORTING EQUIPMENT - CHULLORA WOLVES

Clr El-Hayek requested Council contact the Secretary of Chullora Wolves Soccer Club to discuss and provide assistance with the storage of sporting equipment.

REF: PROVISION OF YOUTH SERVICES

Clr Saleh requested information regarding the provision of after hours and weekend facilities or services within the Canterbury-Bankstown LGA, which target young people between the ages of 12-18 years.

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REF: COMMUNITY SAFETY

Clr Zaman requested Council contact the Local Area Command to discuss increased police patrols at recognised crime spots. Also, Council investigate the installation of CCTV cameras at recognised crime spots.

REF: FLOODING ISSUE - QUEENSBOROUGH ROAD, CROYDON PARK

Clr Madirazza requested that he be advised regarding road flooding occurring in Queensborough Road, Croydon Park.

REF: REDMAN AVENUE, CAMPSIE - TRAFFIC MATTER

Clr Madirazza requested an update regarding the installation of speed humps in Redman Parade, Belmore.

REF: CODE OF CONDUCT - COUNCIL CONTRACTORS

Clr Raffan requested information regarding induction given to Council contractors, specifically regarding adhering to Council's Code of Conduct.

SECTION 12: CONFIDENTIAL SESSION

(262) CLR. ISHAC:/CLR. DOWNEY

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, 12.4, 12.5, 12.6 in confidential session for the reasons indicated:

Item 12.1 Property Matter: Proposed Ground Lease - 74 Rickard Road, Bankstown

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

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

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- Item 12.2 T45-18 Tender for Montgomery Reserve Gross Pollutant Control Device

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 T47-18 Lease of Kiosk at Gough Whitlam Park

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

- Item 12.4 T60-18 Tender for Canterbury Town Centre Redevelopment

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 T64-18 Local Council News Advertising

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 12.6 Waste Collection Services

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

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

- CARRIED

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**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 8.00 PM AND
REVERTED BACK TO OPEN COUNCIL AT 8.10 PM.**

ITEM 12.1 **PROPERTY MATTER: PROPOSED GROUND LEASE - 74 RICKARD ROAD,
BANKSTOWN**

(263) **CLR. ISHAC:/CLR. EL-HAYEK**

RESOLVED that

1. The information be noted.
2. In accordance with section 55(3)(i) of the Local Government Act 1993, Council agree to proceed with the proposed contract, based on the reasons outlined in the report, including the extenuating circumstances associated with the proposal.
3. The General Manager, in consultation with Council's relevant advisor(s), finalise the required due diligence process and negotiations regarding the matter.
4. The Mayor and General Manager be delegated authority to prepare and sign all relevant documentation, and affix Council's common seal, as required.
5. Further report(s) be provided to Council, as required.

- CARRIED

ITEM 12.2 **T45-18 TENDER FOR MONTGOMERY RESERVE GROSS POLLUTANT CONTROL
DEVICE**

(264) **CLR. HARIKA:/CLR. ZAKHIA**

RESOLVED that

1. In accordance with Clause 178 (1) of the Local Government (General) Regulation 2005 Council declines to accept any of the tenders received for the proposed contract.
2. In accordance with clause 178 (3) (e) of the Local Government (General) Regulation 2005 Council enters into negotiations with the two companies that submitted tenders with a view to entering into a contract for the upgrade of the Montgomery Reserve gross pollution Control device as calling for fresh tenders is unlikely to elicit any new tenders and would delay works for the gross pollution control device.

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3. The General Manager be authorised to undertake negotiations directly with Optimal Stormwater P/L and Ecosol P/L and appoint one of the contractors to undertake the works.
4. The General Manger be authorised to enter into a contract and sign all documentation as required.

- CARRIED

ITEM 12.3
(265)

T47-18 LEASE OF KIOSK AT GOUGH WHITLAM PARK

CLR. RAFFAN:/CLR. EISLER

RESOLVED that

1. In accordance with Clause 178(1)(b) of the Local Government (General) Regulation 2005 (Regulation), Council decline to accept the tender received for this contract;
4. In accordance with Clause 178(3)(e) of the Regulation, Council enter into negotiations with the proponent with the view to entering in a contract in relation to the subject matter of the tender, as outlined in the report;
5. In accordance with Clause 178(4)(a) of the Regulation, Council not invite fresh tenders or applications for the contract in the first instance and undertake direct negotiations with the unsuccessful tenderer, given the limited market for a contract of this nature.
6. In the event that Council cannot reach a negotiated outcome, Council proceed to call for fresh tenders for the contract, based on similar terms to that carried out under this tender process.
7. The General Manager be authorised to negotiate and administer the matter, including entering into a contract and sign all documentation, as required.
6. Authority be granted to undertake any required administrative process under the Crown Land Management Act 2016 for the proposed lease.

- CARRIED

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ITEM 12.4 **T60-18 TENDER FOR CANTERBURY TOWN CENTRE REDEVELOPMENT**
(266) **CLR. RAFFAN:/CLR. MADIRAZZA**

RESOLVED that

1. Council accepts the tender received from Community Assets & Infrastructure Pty Ltd for an amount of \$5,087,696.40 (excluding GST) for the construction of the Canterbury Town Centre Redevelopment - Stage 1A & Stage 1B.
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 12.5 **T64-18 LOCAL COUNCIL NEWS ADVERTISING**
(267) **CLR. ISHAC:/CLR. MADIRAZZA**

RESOLVED that

1. Council accepts the tenders received from Torch Publishing Company Pty Ltd and Leonards Advertising & News Corp Australia for a period of three years, with the option to extend the contract by three further periods each of up to one year in duration, subject to satisfactory performance as determined by the General Manager, for the provision of Local Advertising.
2. The General Manager be authorised to enter into a contract and sign all documentation, in accordance with Council's resolution, as required.

- CARRIED

ITEM 12.6 **WASTE COLLECTION SERVICES**
(268) **CLR. EL-HAYEK:/CLR. HARIKA**

RESOLVED that

1. In accordance with Section 55(3)(i), pursuant to the legal advice received and the extenuating circumstances associated with the contract, Council enter into negotiations with the current collection contractor for the waste collection services in the former Canterbury LGA, as outlined in this report.

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2. That the General Manager be delegated authority to negotiate the terms of the one year contract extension.
3. The General Manager be delegated authority to enter into the contract and sign all relevant documentation, as required.

- CARRIED

THE MEETING CLOSED AT 8.11 P.M

Minutes confirmed 24 JULY 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 -

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4.3	RMS to Compulsory Acquire Part of Wiley Park	47
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4.5	Local Community Based Donations	51
4.6	Supporting Community Awareness about the Proposed Sydenham to Bankstown Metro	52A

ITEM 4.1 Sydenham to Bankstown Metro

I have made my views clear numerous times on the proposed Sydenham to Bankstown Metro rail project. While Council will consider its submission on the latest Preferred Infrastructure Report later at tonight's meeting there are a few things I wish to put on the record as Mayor.

I agree there is a need to improve our vitally important public transport system, however it is clear the NSW Government's proposal, as it stands, delivers nothing for our City, our 360,000 residents and thousands of businesses.

It appears to me that the recently announced reduction in proposed work on the Sydenham to Bankstown Metro Project, by this NSW Government, has only been done to strip savings out of our City and throw billions of dollars to an underground line between Parramatta and the City. That will only funnel more workers out of our suburbs and into the Sydney CBD, taking with it valuable jobs. While the 11 Liberal held seats in the north get brand new stations, public space improvements and 15km of new tunnel between Bella Vista and Epping, the existing 13.5km T3 between Sydenham to Bankstown is replaced with an inferior, poorly designed, above ground metro. So, while the initial proposal was poorly conceived, the current changes have rendered it a white elephant!

The Government has frequently stated this is a 'defining city building opportunity' but its proposal is actually a 'defining city-destroying project'. It is unfortunate, despite my request to meet with the Minister, Canterbury-Bankstown continues to be snubbed, with no offer to discuss this project's impact on our City. There has also been no commitment to underground the rail line from Punchbowl to Bankstown, to remove the divide in the Bankstown CBD and free-up land for the emergence of the Bankstown CBD as a strategic centre with first class open space.

Notwithstanding that Council will soon consider the technical merits of the Government's Preferred Infrastructure Report. I feel we have no option as a City but to now obtain legal advice on what options are available to Council with respect to legally stopping the government delivering this proposed metro. Legal action is not to be considered lightly, therefore I request the General Manager provides an urgent report back on the legal avenues Council might consider, the prospects of success and the associated cost considerations.

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ITEM 4.2

An Un-Rateable NSW Government

In September 2014, the NSW Government announced it would be making changes to the system of local government, including a review of the rating system for councils.

In December 2015, the then Premier wrote to the Independent Pricing and Regulatory Tribunal (IPART) requesting it undertakes a review of the Local Government rating system. In the main, the Premier was particularly expecting the review would provide guidance in terms of:

- Implementing an efficient and equitable rating system, to ensure all councils are able to introduce sustainable fiscal policies and reforms over the longer-term;
- Recommending a legislative or regulatory approach to support the Government's policy of freezing existing rate paths for a period of four years for merged councils;
- An interim report outlining options and recommendations, provided to the Minister for Local Government within six months; and
- A final report addressing all aspects of the terms of reference be provided to the Minister within 12 months.

As requested, in December 2016, the Independent Pricing and Regulatory Tribunal (IPART) submitted its final report to the Government. Of particular importance for us is the expected changes IPART foreshadowed for newly merged councils and their capacity to establish a new equitable rating system and transition to it in a fair and timely manner. These proposed changes will have a significant impact on Council, particularly how it sets a new equitable rating structure and gradually equalises rates for all of Canterbury-Bankstown. Disturbingly, despite this, we have had no feedback, information or direction from the Government on the matter, two years on from its initial announcement.

Indeed, on a separate rating matter, Council wrote to the Office of Local Government in March 2018, seeking advice about extending the former Canterbury Council's Special Rate Variation for a further year throughout the Rate Freeze period. In June 2018, having received no response, I again wrote to the Minister seeking an urgent meeting regarding the matter. Again – no response! It is quite clear the Minister has no interest in Canterbury-Bankstown. Perhaps she is not across her portfolio or indeed aware of the real issues facing our sector. At least she could have acknowledged my letter!

The NSW Government's Proclamation for newly merged councils requires them to review their rating structures within the first term of the new council, being September 2020. Separately, the Government's rate freeze policy will end in June 2020. The Government has had four years to introduce the required laws and guidance, it hasn't released anything, and yet it expects councils to implement what will likely be the most significant reforms to this

state's rating system in the history of local government in a policy vacuum. With under two years to go, we still have nothing from the Government outlining its direction.

I want to reassure the local community, Council has not been idle. It has recently adopted a Financial Strategy and Long Term Financial Plan outlining the relevant financial scenarios it needs to consider implementing to ensure it remains financially sustainable. The scenarios are based on us establishing a rate path that ensures we generate adequate funding to meet our service and infrastructure needs. However, the Government needs to understand, councils will require time to implement any changes it proposes to the rating system – whenever they are introduced; consider feasible options and scenarios; consult with their communities; and make necessary IT system changes, before any changes come into effect. We certainly don't want a repeat of the Government's failed Fire and Emergency Services Levy (FESL) debacle.

Let me stress, this is not about politics, it's about governing and leading in a responsible manner. Councils have been forced to deal with cost shifting; cuts to grants; baseless and apathetic planning; and hollow promises across the board. This Government has a great track record of policy on the run, spin and back flipping when the going gets tough. One of the main focus points for the Government when it merged councils was that it would provide better partnering opportunities. To-date our experience has been to say the least – atrocious.

My greatest fear is we will be left with little time to implement the reforms to our rating system while the Government is preoccupied and focused on other issues - winning the next election at the expense of our communities.

I have had enough and the community has had enough, so I will now be demanding to meet with the Premier and certainly seek to understand from her why such an important issue for our sector has been pushed to the side and/or forgotten. I trust she will appreciate the need to complete the former Premier's request and address the matter, but above all, at least honour the Government's commitment to work collaboratively and in partnership with councils on delivering priorities and/or resolving major issues affecting our communities.

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ITEM 4.3

RMS to Compulsory Acquire Part of Wiley Park

It never ceases to amaze me how two NSW Government departments, charged with guiding the planning and transport requirements for the entire state, clearly show they just don't talk to each other.

Back in March, Roads and Maritime Services (RMS) informed Council it proposed to compulsorily acquire part of Stevens Reserve in Bankstown, to carry out improvements to traffic conditions on Stacey Street. Putting aside the fact the improvements are a bandaidd measure and don't address the entire section, between the M5 and Hume Highway, the action contradicted the edict of the Department of Planning and Environment. The Department has called on Government agencies and councils to increase the number of parks and protect the environment, not reduce it!

Unfortunately, despite putting an alternate proposal to the RMS to avoid any loss of the park, we were ignored.

Just weeks later, we were informed that RMS was about to strike again, this time at Wiley Park. RMS proposed to remove 44 trees on the southern corner of the park at Wiley Park to accommodate the widening of King Georges Road. Once again, we came up with an alternate option only to be disregarded. We were however successful in reducing the number of trees to be lost to 17.

What makes these decisions even more confusing is the fact RMS has been unable to pinpoint how much time motorists will save in peak hour as a result of the proposed road widenings. They obviously don't know the tangible benefits of this project, if any, which will cost taxpayers millions of dollars. The money would be better spent on improving the neighbouring park and the pinch point project axed altogether.

This railroading attitude appears to be endemic, with government departments under pressure from the NSW Government to push through development, or push out projects without regard for their impacts. As we know, they want Canterbury-Bankstown to provide for an extra 50,000 dwellings over the next 20 years to accommodate a further 150,000 residents. This will make us the size of Tasmania and rather than creating open space this Government is taking it away.

Therefore, I propose Council writes to the State Government re-affirming it does not support any loss of valuable open space and the project should either be re-designed or scrapped. While it may appear to be their way or the highway, as we know, the highway isn't always the best road to travel.

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ITEM 4.4

NSW Government Cuts to Library Funding

I am very disappointed the NSW Government continues to ignore Canterbury-Bankstown, the largest Council area in the state, with its recent budget announcements all short-term bandaid measures:

The Government itself estimates the Henry Lawson Drive project will cost \$100 million, that's a \$90 million shortfall, while both Bankstown and Canterbury Hospitals are old and decaying facilities requiring rebuilding, similar to what's promised for Liverpool.

Also, it has not indicated where it intends to construct new hospitals and schools, if at all, to accommodate the 150,000 extra people it wants Canterbury-Bankstown to accommodate, over the next 20 years, a result of the unrealistic housing target it's imposed on us of 50,000 new dwellings.

And, as I outlined at last month's Council meeting, there has been an across-the-board cut of \$32 million in grant funding to councils and a \$5 million cut to library funding, even though our nine Library and Knowledge Centres have attracted an extra 1.65 million visitors over the past 12 months (32% increase). How do they expect us to maintain that level of service which our residents have rightly expected us to deliver?

Here are a few more disturbing points:

- NSW public libraries receive the lowest per-capita funding from their State Government compared to all other states in Australia;
- Our council is currently paying 92.5% of the cost of operating its nine Library and Knowledge Centres, up from 77% in 1980; and
- The NSW Government has completely ignored the recommendation of its own expert panel, the Library Council of NSW, which, in consultation with the State Library of NSW and the NSW Public Libraries Consultative Committee, recommended an increase in public library funding to \$30 million in 2018-19.

Put simply, this 'razor-gang' type slashing of funds to the very services our residents clearly want has to stop because, in the end, it may mean some of the great programs we provide could be jeopardised.

Therefore, I propose to write to our local State MPs and NSW Minister for the Arts, calling for the State Government to urgently provide additional funds for public libraries and I also call on all Councillors to support the NSW Public Libraries' Association and Local Government NSW, in their advocacy on this matter.

Mayoral Minutes - 24 July 2018

ITEM 4.5

Local Community Based Donations

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

Ava – Every-Day-Hero

I was recently contacted by a very brave, courageous young girl by the name of Ava and I was touched by her story.

Ava has committed to donating her hair to those young girls battling cancer who, through the course of their life-giving treatment, have lost their own hair; refashioned into a wig, Ava's hair will go some way to reinstating a sense of normalcy for these brave young girls.

But that is not all Ava, who I might add is only seven years old, is doing for those less fortunate than herself. In this process, she has also set a goal of raising \$10,000 to donate to the Make-A-Wish Foundation and in this has asked if Council would support her fundraising through a donation of \$500 which I support.

Bill Crews Cup

On 9 September 2010, Detective Constable William 'Bill' Crews tragically lost his life while on active duty in Bankstown, as a member of the NSW Police Force. Since then, the NSW Police Force have held an annual event, named in Bill's honour, as a lasting legacy to him.

Throughout the years, the Bill Crews Cup has successfully raised in excess of \$35,000 for NSW Police Legacy, helping support the wider NSW Police family, and establishing the Detective Constable William Crews VA Memorial Scholarship.

Each year, members of the NSW police community compete in the annual event, which comprises a number of sporting fixtures. This year, I understand it includes a golf day and rugby league match. Like last year, the rugby league match, featuring officers from Bankstown Local Area Command against officers from Campsie Local Area Command and Middle Eastern Organised Crime Squad, will be played at Neptune Reserve at Revesby Heights.

Since the inception of the Bill Crews Cup, Council has waived the fee for the use of the oval on the day. This year, the organisers have approached Council to continue its support by again waiving the \$270 fee.

In lieu of Council's rich history in supporting this worthwhile event, I propose we meet their request.

2018 Mission Australia Sleepout

Each year, thousands of people across the country take part in Sleepouts, to raise much needed funds for those less fortunate. For the past 30 years, Mission Australia has been holding its annual Sleepout to increase awareness that, on any given night in Australia, more than 116,000 people, including children, young adults and families, don't have a place to call home and sleep on the streets. Unfortunately, Canterbury-Bankstown is not immune to this crisis.

I note, this year, Councillor Bilal El-Hayek, will be taking part in the Mission Australia Sleepout. To support him and Mission Australia's great work, I recommend Council sponsors Cllr El-Hayek. I understand its \$500 donation will be used to assist in housing a young person for a month in one of Mission Australia's crisis centres.

East Hills Charity Car Show 2018

The organisers of the East Hills Charity Car Show, which was held on Sunday 15 July 2018 at Kelso Oval, Panania, have requested financial assistance with park hire fees and set-up costs for their event. The show raised much needed funds for Angel Flight Australia, which coordinates non-emergency flights to assist country people to access specialist medical treatment that would otherwise be unavailable to them, due to the vast distances they need to travel and associated costs.

I recommended, Council donates the amount of \$920 to Angel Flight Australia, which is equivalent to the park hire and set-up costs associated with holding this event.

El Mina Association

El Mina Association is a not for profit organisation that provides support to the Canterbury-Bankstown Mina and Lebanese community. On the evening of 10 August 2018, the Association will be hosting a seminar in the Bankstown Library and Knowledge Centre, where a key note speaker will address environmental issues.

The organisers have requested Council waives the room hire fee, in the amount of \$258, which I am happy to support.

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.

ITEM 4.6

Supporting Community Awareness about the Proposed Sydenham to Bankstown Metro

Throughout the evolution of the proposed Sydenham to Bankstown Metro project both I, and our Council, have raised strong and serious concerns.

We have also been supported by a number of engaged and enthusiastic community groups which have battled through thousands of pages of technical information to both understand and then share with the broader community, the issues and impacts of the proposed Metro in our area.

While Council and our community groups have been active and vocal in opposing this poorly thought through Metro proposal and, despite the Government's rhetoric that it has done effective community consultation, many in our community (residents, businesses and commuters) are still unaware of the project and the impacts it brings to this City.

Our community needs to know and have a say on this project.

While Council has done a significant job at spreading the message, there is no doubt we have a wonderfully active and engaged community, and I know we are stronger together. To that end, I have been approached by the Keep our Area Suburban (KOAS) community group on behalf of the Sydenham to Bankstown Alliance (S2BA, a collective of community groups representing the communities along proposed metro route from Sydenham to Bankstown and beyond), for some Council support to assist it with getting the message out. It wishes to work with other like-minded organisations that support Council's position on the metro, to raise awareness and fight this substandard Government proposal.

I have considered the request and believe a budget of \$3,000 would enable the group to obtain banners for some railway stations and to produce information flyers. KOAS and S2BA would be responsible for their messaging, design and distribution. I propose that the support be in-kind with Council undertaking the printing for them in-house. I also propose Council provides approval for the placement of banners near railway stations for a period of 3 months subject to site assessment and safety review.

With Council and the community working together, it is possible that the Government will finally realise the City of Canterbury Bankstown deserves better.

5 PLANNING MATTERS

The following items are submitted for consideration -

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5.2	Progressing the Planning Proposal for the North Central Local Area Plan	66
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5.7	Application to Amend Bankstown LEP 2015 – 10 Simmat Avenue, Condell Park	108

ITEM 5.1 Progressing the Planning Proposal for the North East Local Area Plan

AUTHOR Planning

PURPOSE AND BACKGROUND

This report discusses the next steps to progressing the North East Local Area Plan.

ISSUE

To accommodate the NSW Government's previous dwelling targets, the former Bankstown City Council prepared comprehensive Local Area Plans to guide future growth across the former City and to form the basis for how Council would manage and support this growth. Importantly, the Local Area Plans align this growth with infrastructure delivery and Council expenditure to meet community expectations and to promote orderly development.

The Local Area Plans include the North East Local Area Plan, which covers the suburbs of Greenacre, Mount Lewis and part of Punchbowl. Council subsequently prepared a planning proposal to implement the North East Local Area Plan.

The Department of Planning & Environment considered the planning proposal and issued a Gateway Determination. The Determination indicates the Department's support for the planning proposal to proceed to exhibition. The next step is to formally exhibit the planning proposal for public comment. Following the exhibition, Council would have the opportunity to review the community feedback and to consider changes prior to deciding whether to support the planning proposal.

RECOMMENDATION That -

1. Council exhibit the planning proposal to implement the North East Local Area Plan for a minimum two months subject to the removal of the proposed amendments to the Punchbowl Small Village Centre. The intended outcome is to address the future planning of the Punchbowl Small Village Centre as part of the Draft Sydenham to Bankstown Urban Renewal Corridor Strategy.
2. The matter be reported to Council following the exhibition including the outcomes from the exhibition process.

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

- A. Ministerial Direction - Implementation of 'A Plan for Growing Sydney'
- B. Planning Proposal
- C. Planning Proposal - North East - Land Application Map

- D. Planning Proposal - North East - Land Zoning Map
- E. Planning Proposal - North East - Lot Size Map
- F. Planning Proposal - North East - Building Height Map
- G. Planning Proposal - North East - Floor Space Ratio Map
- H. Planning Proposal - North East - Heritage Map
- I. Planning Proposal - North East - Biodiversity Map
- J. Planning Proposal - North East - Active Street Frontages Map

POLICY IMPACT

This matter has policy implications as it proposes to implement the North East Local Area Plan by amending the land use and building envelope controls under Bankstown Local Environmental Plan 2015.

FINANCIAL IMPACT

This matter has financial implications for Council as the funding and delivery of the infrastructure improvements proposed in the North East Local Area is dependent on the finalisation of the planning proposal.

COMMUNITY IMPACT

The exhibition of the planning proposal for a minimum two months provides the community, industry, state agencies and key stakeholders with the opportunity to identify issues and to comment on proposed changes in the North East Local Area. Following the exhibition, Council would have the opportunity to review the community feedback and to consider changes prior to deciding whether to support the planning proposal.

DETAILED INFORMATION

Background

The NSW Government applies a Ministerial Direction under the Environmental Planning & Assessment Act 1979 to direct all councils to accommodate a share of Sydney's growth (refer to Attachment A).

In this context, the former Bankstown City Council adopted the Residential Development Study in 2009 to identify areas that could best cope with population growth, and to identify the range of housing, jobs and infrastructure that would be needed to support this growth. Council's adopted policy position was:

- To concentrate 80% of the dwelling growth in 13 centres that offer good access to public transport, shops and services: Bankstown CBD, Bass Hill, Birrong, Chester Hill, East Hills, Greenacre, Padstow, Panania, Punchbowl, Revesby, Rookwood Road Precinct, Sefton and Yagoona. The remaining 20% would occur in the suburban neighbourhoods in the form of low density residential development.
- To prepare more detailed integrated plans (known as Local Area Plans) to guide the sustainable renewal of the centres and surrounding neighbourhoods. Whilst renewal and increased residential densities may occur in these areas over a 25 year period, this would occur at an appropriate scale and pace to enhance the character, amenity and liveability of the centres.

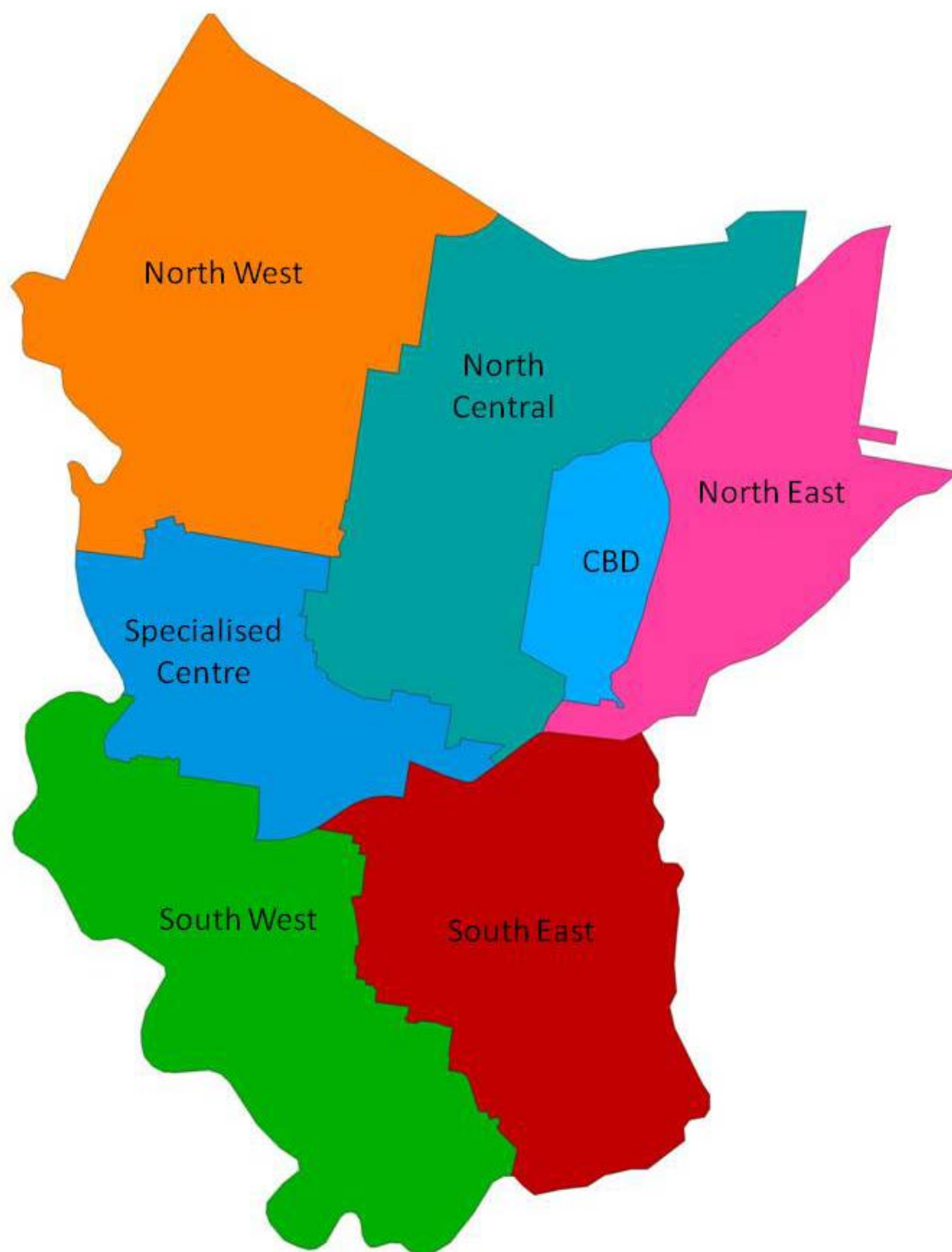
The former Bankstown City Council completed the local area planning process by adopting the Bankstown CBD Local Area Plan in 2011; the North West Local Area Plan in 2013; and the North Central, North East, South East and South West Local Area Plans in 2016 (refer to Figure 1).

The intended outcomes of the Local Area Plans are primarily to set out the vision and spatial context for the distinctive localities; specify a balanced approach to accommodating residential and employment growth; and outline the delivery of supporting infrastructure, facilities and open space.

To date, the community, industry, state agencies and key stakeholders have been engaged with a view to identifying issues and community aspirations for the local areas. The consultation process included issues papers, exhibitions, drop-in sessions, workshops, online discussion forums and public listening sessions.

This approach was undertaken to ensure transparency and community involvement at an early stage and to have these views reflected in the final makeup of the Local Area Plans. The findings of the community and stakeholder engagement have also been reflected in the planning proposal recommended for exhibition.

Figure 1: Local Areas in the former City of Bankstown



North East Local Area Plan

The North East Local Area Plan includes the suburbs of Greenacre, Mount Lewis and part of Punchbowl.

Figure 2: North East Local Area (outlined in red)



In considering community feedback, Council adopted the North East Local Area Plan at the Extraordinary Meeting of 11 May 2016. It is important to note the North East Local Area Plan is more than a housing plan, it includes various actions to make our suburbs liveable, to attract employment and investment, and to retain and improve environmental values. The actions include:

- Planning for the sustainable renewal of the Greenacre Small Village Centre, including:
 - The transformation of Community Place into a mixed use destination with modern community facility and civic space.
 - The expansion of the car park at Sellers Lane.
 - The provision of a new pedestrian connection between Community Place and Waterloo Road.
 - The delivery of public domain improvements (street trees, footpaths, pedestrian crossings, cycleway and street lighting improvements).
 - The transformation of Roberts Park into a recreation and leisure destination.
- Planning for the sustainable renewal of the Punchbowl Small Village Centre, including the provision of an accessible station and the embellishment of open spaces. It is noted the future planning of the Punchbowl Small Village Centre would occur as part of the Draft Sydenham to Bankstown Urban Renewal Corridor Strategy.
- Planning for employment activities in the Employment Lands Precinct.
- Planning for additional growth at certain nodes along the Enterprise Corridors, and embellishing the Hume Highway Remembrance Driveway Landscape Corridor.
- Ensuring open space is accessible to residents.
- Protecting the heritage character and biodiversity lands of the North East Local Area.
- Improving major road access on Stacey Street.

Council subsequently prepared a planning proposal to implement the North East Local Area Plan. The funding and delivery of the above actions are dependent on the finalisation of the planning proposal.

Planning Proposal to implement the North East Local Area Plan

An intended outcome of the planning proposal is to amend the land use and building envelope controls under Bankstown Local Environmental Plan 2015.

In particular, the planning proposal responds to a key message from the community, which is to create compact centres with an emphasis on high quality urban design. The compact centres involve concentrating most new housing in centres which are well serviced by public transport, shops and schools. The planning proposal also intends to maintain the prevailing low-rise character of the suburban neighbourhoods.

The Department of Planning & Environment considered the planning proposal and issued a Gateway Determination on 19 May 2017. The Determination indicates the Department's support for the planning proposal to proceed to exhibition.

The process requires Council to exhibit the planning proposal for public comment and to consider community feedback prior to deciding whether to support the planning proposal. Council has until December 2018 to complete the process.

Current Status

Council is at the point where it needs to confirm whether to exhibit the planning proposal. In this regard, Council has the following alternatives regarding the planning proposal:

Scenario 1: Proceed with the exhibition of the planning proposal

Should Council decide to proceed with the exhibition of the planning proposal, this scenario would:

Rationale	Considerations
<ul style="list-style-type: none"> • Give the community the opportunity to formally express their views on the proposed changes to the North East Local Area. Council would need to review the planning proposal based on community feedback. • Enable Council to continue to implement its vision in deciding the future of our City. • Continue to progress a process endorsed by Council. • Build on Council's previous work and community feedback. • Provide a single process to manage change, and reduce the potential for ad-hoc planning proposals. • Fulfil the requirements of the Gateway Determination. 	<ul style="list-style-type: none"> • Is specific to the former City of Bankstown and not the entire LGA. • Sets in place the proposed land use and building envelope changes in the former City of Bankstown for the next 20 years, ahead of the Greater Sydney Commission's new higher dwelling target for the South District. • Avoids the need to revisit the centres as part of the new Citywide LEP work.

Scenario 2: Do not proceed with the exhibition of the planning proposal

Should Council decide not to proceed with the exhibition of the planning proposal, this scenario would:

Rationale	Considerations
<ul style="list-style-type: none"> • Provide the opportunity to prepare a citywide housing strategy that encompasses the North East Local Area. • Provide the opportunity to prepare new plans to accommodate the new 20 year dwelling target announced by the Greater Sydney Commission, which represents more than a 70% increase on the projections underpinning the North East Local Area Plan. 	<ul style="list-style-type: none"> • Significant community engagement has informed the adopted Local Area Plans. • Delays the strategic planning process, and creates uncertainty for the community, industry and state agencies. • Local area plans were adopted in mid-2016, meaning this would be the last opportunity to progress the planning proposal.

	<ul style="list-style-type: none"> • New plans for the City will need to factor in and distribute higher dwelling targets based on the South District Plan. • Greater potential for proposals to happen out of strategy (i.e. ad-hoc planning proposals, which must be considered). • New planning proposals would need to demonstrate consistency with the new higher dwelling target for the South District. • The Department of Planning & Environment may take control of the process if it considers that Council has not carried out its obligations in a satisfactory manner.
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In considering the matter and based on the above scenarios, it is recommended that Council proceed with the exhibition of the planning proposal. The exhibition process would provide the community, industry, state agencies and key stakeholders the opportunity to formally comment on proposed changes in the North East Local Area. Following the exhibition, Council would have the opportunity to review the community feedback and to consider changes prior to deciding whether to support the planning proposal.

Should Council decide to adopt the planning proposal, it would prevent ad-hoc planning proposals for the next five years. The reason is proposals that seek to amend controls that are less than five years old will only be considered where it clearly meets the Department of Planning & Environment's Strategic Merit Test.

Supporting Documents

At the Ordinary Meeting of 25 July 2017, Council noted the Gateway Determination. Council also resolved to delegate authority to the General Manager to prepare and exhibit draft amendments to Bankstown Development Control Plan 2015 to support the planning proposal. The progression of the DCP Amendments is subject to the outcome of the planning proposal.

Planning Proposals during Exhibition

Council may receive applications to prepare planning proposals for individual sites whilst it exhibits the planning proposal for the North East Local Area Plan.

At the Ordinary Meeting of 27 June 2017, Council endorsed a direction to address this scenario, namely Council may consider applications if they are consistent with the Local Area Plans and the Department of Planning & Environment's Strategic Merit Test.

In relation to process, the applications would firstly be reported to the Local Planning Panel for a recommendation. This would be followed by a report to Council to decide whether to prepare a planning proposal for the individual sites.

To date, Council considered a planning proposal for the site at 913–925 Punchbowl Road and 21 Canterbury Road, Punchbowl (Club Punchbowl) under this process. The Department of Planning & Environment issued a Gateway Determination in May 2018 subject to the removal of this site from the planning proposal for the North East Local Area Plan.

Council officers have also held numerous formal pre-lodgement meetings on other potential planning proposals ahead of the Greater Sydney Commission's new higher dwelling target for the South District. Proponents are awaiting Council's decision as to whether the planning proposal for the North East Local Area Plan will proceed to exhibition prior to deciding whether to lodge planning proposals for individual sites.

Next Steps

Should Council decide to exhibit the planning proposal to implement the North East Local Area Plan, the exhibition period would be a minimum two months. Following the exhibition, Council would have the opportunity to review the community feedback and to consider changes prior to deciding whether to support the planning proposal.

Should Council decide not to exhibit the planning proposal, Council would need to inform the Department of Planning & Environment of its decision, and seek to terminate the planning proposal. There is no assurance the Department will accept the request, and it has the ability to take over as the relevant planning authority to conclude the planning process.

ITEM 5.2 Progressing the Planning Proposal for the North Central Local Area Plan

AUTHOR Planning

PURPOSE AND BACKGROUND

This report discusses the next steps to progressing the North Central Local Area Plan.

ISSUE

To accommodate the NSW Government's previous dwelling targets, the former Bankstown City Council prepared comprehensive Local Area Plans to guide future growth across the former City and to form the basis for how Council would manage and support this growth. Importantly, the Local Area Plans align this growth with infrastructure delivery and Council expenditure to meet community expectations and to promote orderly development.

The Local Area Plans include the North Central Local Area Plan, which covers the suburbs of Birrong, Chullora, Condell Park, Potts Hill, Regents Park, Yagoona and part of Bankstown. Council subsequently prepared a planning proposal to implement the North Central Local Area Plan.

The Department of Planning & Environment considered the planning proposal and issued a Gateway Determination. The Determination indicates the Department's support for the planning proposal to proceed to exhibition. The next step is to formally exhibit the planning proposal for public comment. Following the exhibition, Council would have the opportunity to review the community feedback and to consider changes prior to deciding whether to support the planning proposal.

RECOMMENDATION That -

1. Council exhibit the planning proposal to implement the North Central Local Area Plan for a minimum two months.
2. The matter be reported to Council following the exhibition including the outcomes from the exhibition process.

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

- A. Ministerial Direction - Implementation of 'A Plan for Growing Sydney'
- B. Planning Proposal
- C. Planning Proposal - North Central - Land Application Map
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- F. Planning Proposal - North Central - Building Height Map
- G. Planning Proposal - North Central - Floor Space Ratio Map
- H. Planning Proposal - North Central - Heritage Map
- I. Planning Proposal - North Central - Biodiversity Map
- J. Planning Proposal - North Central - Active Street Frontages Map
- K. Planning Proposal - North Central - Additional Permitted Uses Map

POLICY IMPACT

This matter has policy implications as it proposes to implement the North Central Local Area Plan by amending the land use and building envelope controls under Bankstown Local Environmental Plan 2015.

FINANCIAL IMPACT

This matter has financial implications for Council as the funding and delivery of the infrastructure improvements in the North Central Local Area is dependent on the finalisation of the planning proposal.

COMMUNITY IMPACT

The exhibition of the planning proposal for a minimum two months provides the community, industry, state agencies and key stakeholders with the opportunity to identify issues and to comment on proposed changes in the North Central Local Area. Following the exhibition, Council would have the opportunity to review the community feedback and to consider changes prior to deciding whether to support the planning proposal.

DETAILED INFORMATION

Background

The NSW Government applies a Ministerial Direction under the Environmental Planning & Assessment Act 1979 to direct all councils to accommodate a share of Sydney's growth (refer to Attachment A).

In this context, the former Bankstown City Council adopted the Residential Development Study in 2009 to identify areas that could best cope with population growth, and to identify the range of housing, jobs and infrastructure that would be needed to support this growth. Council's adopted policy position was:

- To concentrate 80% of the dwelling growth in 13 centres that offer good access to public transport, shops and services: Bankstown CBD, Bass Hill, Birrong, Chester Hill, East Hills, Greenacre, Padstow, Panania, Punchbowl, Revesby, Rookwood Road Precinct, Sefton and Yagoona. The remaining 20% would occur in the suburban neighbourhoods in the form of low density residential development.
- To prepare more detailed integrated plans (known as Local Area Plans) to guide the sustainable renewal of the centres and surrounding neighbourhoods. Whilst renewal and increased residential densities may occur in these areas over a 25 year period, this would occur at an appropriate scale and pace to enhance the character, amenity and liveability of the centres.

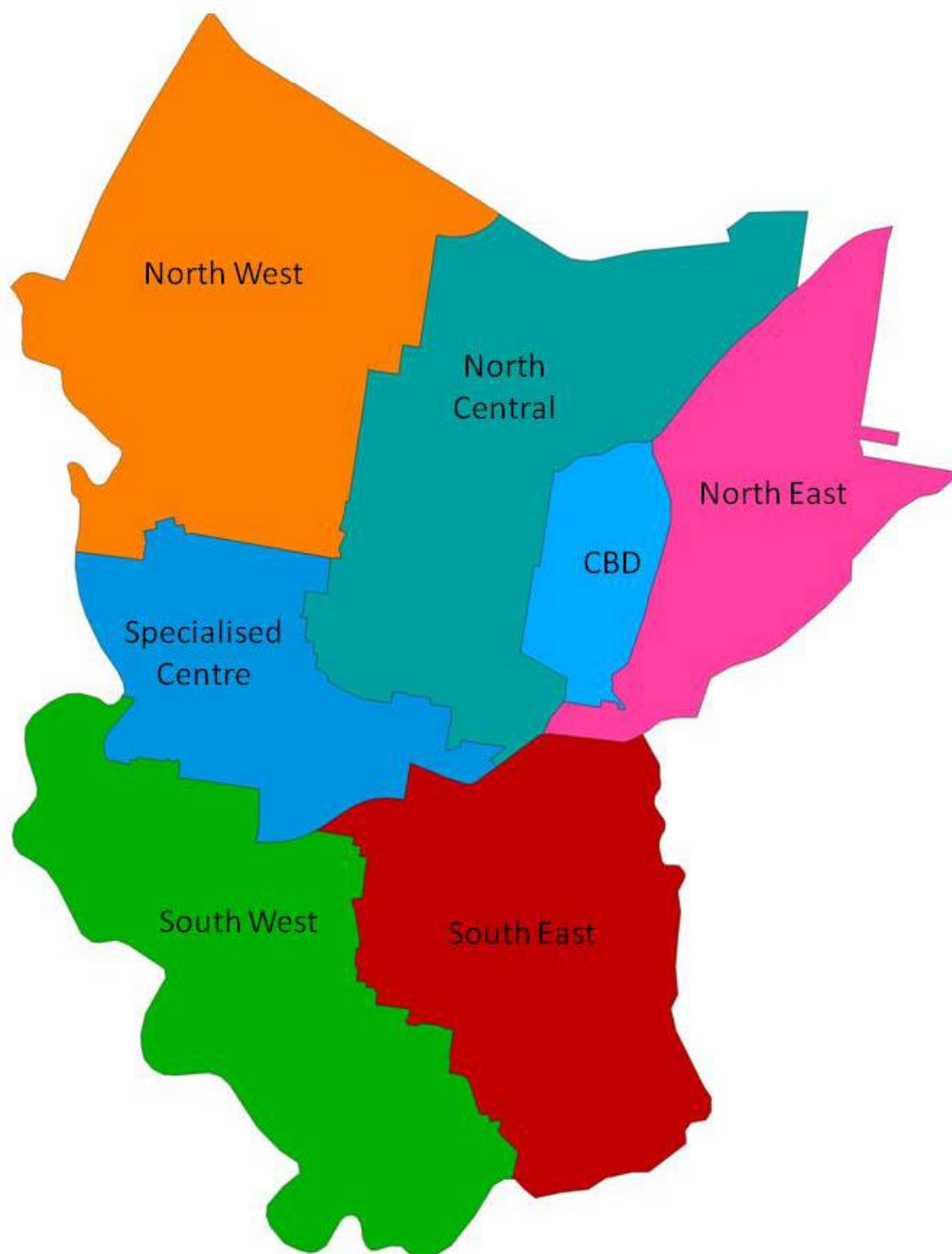
The former Bankstown City Council completed the local area planning process by adopting the Bankstown CBD Local Area Plan in 2011; the North West Local Area Plan in 2013; and the North Central, North East, South East and South West Local Area Plans in 2016 (refer to Figure 1).

The intended outcomes of the Local Area Plans are primarily to set out the vision and spatial context for the distinctive localities; specify a balanced approach to accommodating residential and employment growth; and outline the delivery of supporting infrastructure, facilities and open space.

To date, the community, industry, state agencies and key stakeholders have been engaged with a view to identifying issues and community aspirations for the local areas. The consultation process included issues papers, exhibitions, drop-in sessions, workshops, online discussion forums and public listening sessions.

This approach was undertaken to ensure transparency and community involvement at an early stage and to have these views reflected in the final makeup of the Local Area Plans. The findings of the community and stakeholder engagement have also been reflected in the planning proposal recommended for exhibition.

Figure 1: Local Areas in the former City of Bankstown



North Central Local Area Plan

The North Central Local Area Plan includes the suburbs of Birrong, Chullora, Condell Park, Potts Hill, Regents Park, Yagoona and part of Bankstown.

Figure 2: North Central Local Area (outlined in red)



In considering community feedback, Council adopted the North Central Local Area Plan at the Extraordinary Meeting of 11 May 2016. It is important to note the North Central Local Area Plan is more than a housing plan, it includes various actions to make our suburbs liveable, to attract employment and investment, and to retain and improve environmental values. The actions include:

- Planning for the sustainable renewal of the Yagoona Village Centre, including:
 - The transformation of the railway station precinct into a mixed use destination with an anchor supermarket, accessible station and modern community facility.
 - The construction of a multi-storey car park at 3 Church Lane.
 - The delivery of public domain improvements (street trees, footpaths, pedestrian crossings, cycleway and street lighting improvements).
- Planning for the sustainable renewal of the Birrong Neighbourhood Centre, including:
 - The embellishment of Avalon Reserve.
 - The provision of an accessible station.
 - The delivery of public domain improvements (street trees, footpaths, pedestrian crossings, cycleway and street lighting improvements).
- Planning for the sustainable renewal of the Rookwood Road Neighbourhood Centre including the installation of a roundabout at the intersection of George Street and Powell Street.
- Planning for the sustainable renewal of the Regents Park Urban Neighbourhood Precinct, including:
 - The embellishment of Magney Reserve.
 - The delivery of public domain improvements (street trees, footpaths, pedestrian crossings, cycleway and street lighting improvements).
- Planning for employment activities in the Employment Lands Precinct.
- Renewing the community facility in the Condell Park Neighbourhood Centre to serve the long term needs of the community.
- Ensuring open space is accessible to residents.
- Protecting the heritage character and biodiversity lands of the North Central Local Area.
- Embellishing the Hume Highway Remembrance Driveway Landscape Corridor.

Council subsequently prepared a planning proposal to implement the North Central Local Area Plan. The funding and delivery of the above actions are dependent on the finalisation of the planning proposal.

Planning Proposal to implement the North Central Local Area Plan

An intended outcome of the planning proposal is to amend the land use and building envelope controls under Bankstown Local Environmental Plan 2015.

In particular, the planning proposal responds to a key message from the community, which is to create compact centres with an emphasis on high quality urban design. The compact centres involve concentrating most new housing in centres which are well serviced by public transport, shops and schools. The planning proposal also intends to maintain the prevailing low-rise character of the suburban neighbourhoods.

The Department of Planning & Environment considered the planning proposal and issued a Gateway Determination on 19 May 2017. The Determination indicates the Department's support for the planning proposal to proceed to exhibition.

The process requires Council to exhibit the planning proposal for public comment and to consider community feedback prior to deciding whether to support the planning proposal. Council has until December 2018 to complete the process.

Current Status

Council is at the point where it needs to confirm whether to exhibit the planning proposal. In this regard, Council has the following alternatives regarding the planning proposal:

Scenario 1: Proceed with the exhibition of the planning proposal

Should Council decide to proceed with the exhibition of the planning proposal, this scenario would:

Rationale	Considerations
<ul style="list-style-type: none"> • Give the community the opportunity to formally express their views on the proposed changes to the North Central Local Area. Council would need to review the planning proposal based on community feedback. • Enable Council to continue to implement its vision in deciding the future of our City. • Continue to progress a process endorsed by Council. • Build on Council's previous work and community feedback. • Provide a single process to manage change, and reduce the potential for ad-hoc planning proposals. • Fulfil the requirements of the Gateway Determination. 	<ul style="list-style-type: none"> • Is specific to the former City of Bankstown and not the entire LGA. • Sets in place the proposed land use and building envelope changes in the former City of Bankstown for the next 20 years, ahead of the Greater Sydney Commission's new higher dwelling target for the South District. • Avoids the need to revisit the centres as part of the new Citywide LEP work.

Scenario 2: Do not proceed with the exhibition of the planning proposal

Should Council decide not to proceed with the exhibition of the planning proposal, this scenario would:

Rationale	Considerations
<ul style="list-style-type: none"> • Provide the opportunity to prepare a citywide housing strategy that encompasses the North Central Local Area. • Provide the opportunity to prepare new plans to accommodate the new 20 year dwelling target announced by the Greater Sydney Commission, which represents more than a 70% increase on the projections underpinning the North Central Local Area Plan. 	<ul style="list-style-type: none"> • Significant community engagement has informed the adopted Local Area Plans. • Delays the strategic planning process, and creates uncertainty for the community, industry and state agencies. • Local area plans were adopted in mid-2016, meaning this would be the last opportunity to progress the planning proposal. • New plans for the City will need to factor in and distribute higher dwelling targets based on the South District Plan. • Greater potential for proposals to happen out of strategy (i.e. ad-hoc planning proposals, which must be considered). • New planning proposals would need to demonstrate consistency with the new higher dwelling target for the South District. • The Department of Planning & Environment may take control of the process if it considers that Council has not carried out its obligations in a satisfactory manner.

In considering the matter and based on the above scenarios, it is recommended that Council proceed with the exhibition of the planning proposal. The exhibition process would provide the community, industry, state agencies and key stakeholders the opportunity to formally comment on proposed changes in the North Central Local Area. Following the exhibition, Council would have the opportunity to review the community feedback and to consider changes prior to deciding whether to support the planning proposal.

Should Council decide to adopt the planning proposal, it would prevent ad-hoc planning proposals for the next five years. The reason is proposals that seek to amend controls that are less than five years old will only be considered where it clearly meets the Department of Planning & Environment's Strategic Merit Test.

Supporting Documents

At the Ordinary Meeting of 25 July 2017, Council noted the Gateway Determination. Council also resolved to delegate authority to the General Manager to prepare and exhibit draft amendments to Bankstown Development Control Plan 2015 to support the planning proposal. The progression of the DCP Amendments is subject to the outcome of the planning proposal.

Planning Proposals during Exhibition

Council may receive applications to prepare planning proposals for individual sites whilst it exhibits the planning proposal for the North Central Local Area Plan.

At the Ordinary Meeting of 27 June 2017, Council endorsed a direction to address this scenario, namely Council may consider applications if they are consistent with the Local Area Plans and the Department of Planning & Environment's Strategic Merit Test.

In relation to process, the applications would firstly be reported to the Local Planning Panel for a recommendation. This would be followed by a report to Council to decide whether to prepare a planning proposal for the individual sites.

To date, Council officers have held numerous formal pre-lodgement meetings on potential planning proposals ahead of the Greater Sydney Commission's new higher dwelling target for the South District. Proponents are awaiting Council's decision as to whether the planning proposal for the North Central Local Area Plan will proceed to exhibition prior to deciding whether to lodge planning proposals for individual sites.

Next Steps

Should Council decide to exhibit the planning proposal to implement the North Central Local Area Plan, the exhibition period would be a minimum two months. Following the exhibition, Council would have the opportunity to review the community feedback and to consider changes prior to deciding whether to support the planning proposal.

Should Council decide not to exhibit the planning proposal, Council would need to inform the Department of Planning & Environment of its decision, and seek to terminate the planning proposal. There is no assurance the Department will accept the request, and it has the ability to take over as the relevant planning authority to conclude the planning process.

ITEM 5.3 Progressing the Planning Proposal for the South West Local Area Plan

AUTHOR Planning

PURPOSE AND BACKGROUND

This report discusses the next steps to progressing the South West Local Area Plan.

ISSUE

To accommodate the NSW Government's previous dwelling targets, the former Bankstown City Council prepared comprehensive Local Area Plans to guide future growth across the former City and to form the basis for how Council would manage and support this growth. Importantly, the Local Area Plans align this growth with infrastructure delivery and Council expenditure to meet community expectations and to promote orderly development.

The Local Area Plans include the South West Local Area Plan, which covers the suburbs of East Hills, Milperra, Panania and Picnic Point. Council subsequently prepared a planning proposal to implement the South West Local Area Plan.

The Department of Planning & Environment considered the planning proposal and issued a Gateway Determination. The Determination indicates the Department's support for the planning proposal to proceed to exhibition. The next step is to formally exhibit the planning proposal for public comment. Following the exhibition, Council would have the opportunity to review the community feedback and to consider changes prior to deciding whether to support the planning proposal.

RECOMMENDATION That -

1. Council exhibit the planning proposal to implement the South West Local Area Plan for a minimum two months.
2. The matter be reported to Council following the exhibition including the outcomes from the exhibition process.

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

- A. Ministerial Direction - Implementation of 'A Plan for Growing Sydney'
- B. Planning Proposal
- C. Planning Proposal - South West - Land Application Map
- D. Planning Proposal - South West - Land Zoning Map
- E. Planning Proposal - South West - Lot Size Map
- F. Planning Proposal - South West - Building Height Map

- G. Planning Proposal - South West - Floor Space Ratio Map
- H. Planning Proposal - South West - Heritage Map
- I. Planning Proposal - South West - Biodiversity Map
- J. Planning Proposal - South West - Active Street Frontages Map
- K. Planning Proposal - South West - Special Provisions Map
- L. Planning Proposal - South West - Land Classification Map (Lucas Road)
- M. Planning Proposal - South West - Land Classification Map (Bransgrove Road)

POLICY IMPACT

This matter has policy implications as it proposes to implement the South West Local Area Plan by amending the land use and building envelope controls under Bankstown Local Environmental Plan 2015.

FINANCIAL IMPACT

This matter has financial implications for Council as the funding and delivery of the infrastructure improvements proposed in the South West Local Area is dependent on the finalisation of the planning proposal.

COMMUNITY IMPACT

The exhibition of the planning proposal for a minimum two months provides the community, industry, state agencies and key stakeholders with the opportunity to identify issues and to comment on proposed changes in the South West Local Area. Following the exhibition, Council would have the opportunity to review the community feedback and to consider changes prior to deciding whether to support the planning proposal.

DETAILED INFORMATION

Background

The NSW Government applies a Ministerial Direction under the Environmental Planning & Assessment Act 1979 to direct all councils to accommodate a share of Sydney's growth (refer to Attachment A).

In this context, the former Bankstown City Council adopted the Residential Development Study in 2009 to identify areas that could best cope with population growth, and to identify the range of housing, jobs and infrastructure that would be needed to support this growth. Council's adopted policy position was:

- To concentrate 80% of the dwelling growth in 13 centres that offer good access to public transport, shops and services: Bankstown CBD, Bass Hill, Birrong, Chester Hill, East Hills, Greenacre, Padstow, Panania, Punchbowl, Revesby, Rookwood Road Precinct, Sefton and Yagoona. The remaining 20% would occur in the suburban neighbourhoods in the form of low density residential development.
- To prepare more detailed integrated plans (known as Local Area Plans) to guide the sustainable renewal of the centres and surrounding neighbourhoods. Whilst renewal and increased residential densities may occur in these areas over a 25 year period, this would occur at an appropriate scale and pace to enhance the character, amenity and liveability of the centres.

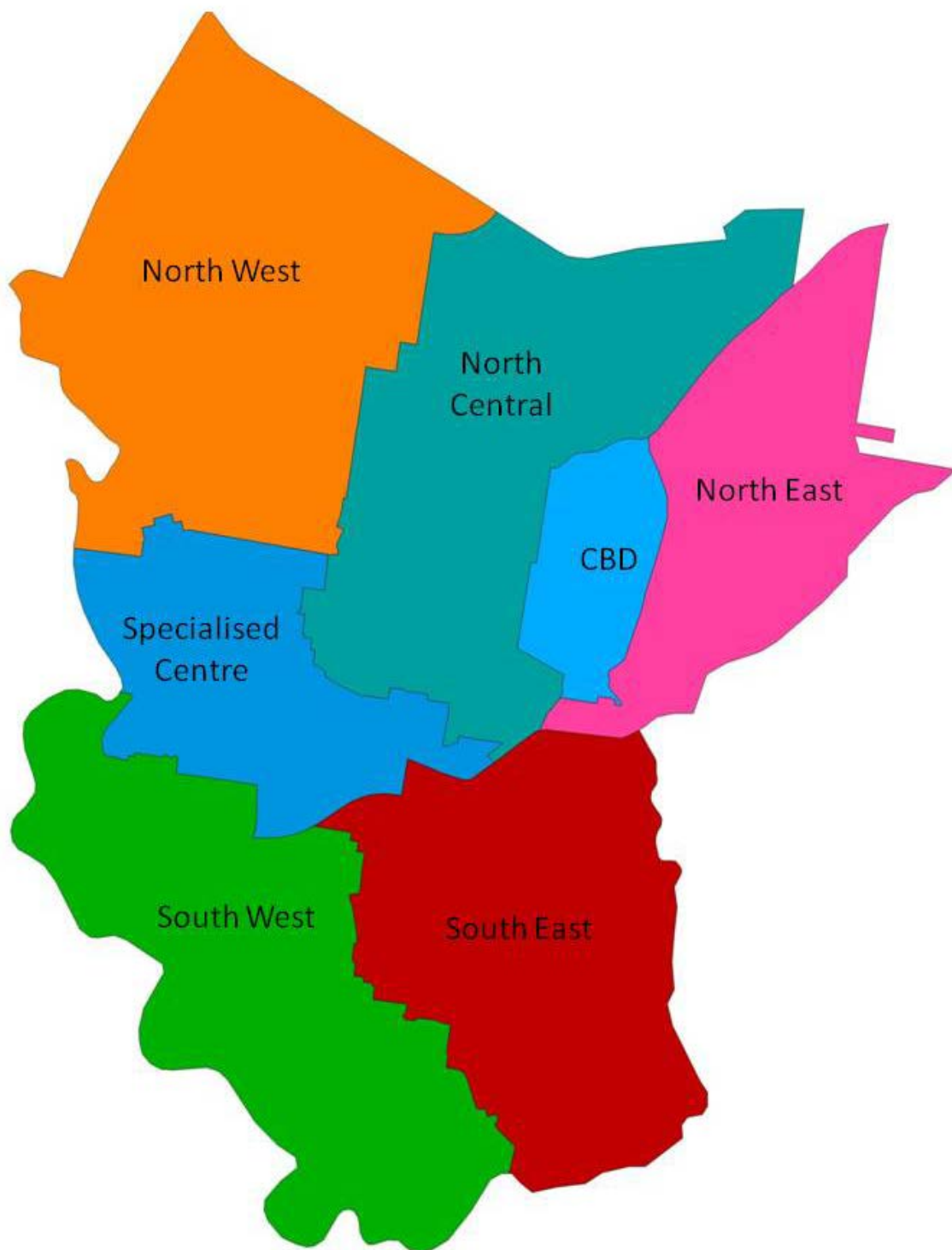
The former Bankstown City Council completed the local area planning process by adopting the Bankstown CBD Local Area Plan in 2011; the North West Local Area Plan in 2013; and the North Central, North East, South East and South West Local Area Plans in 2016 (refer to Figure 1).

The intended outcomes of the Local Area Plans are primarily to set out the vision and spatial context for the distinctive localities; specify a balanced approach to accommodating residential and employment growth; and outline the delivery of supporting infrastructure, facilities and open space.

To date, the community, industry, state agencies and key stakeholders have been engaged with a view to identifying issues and community aspirations for the local areas. The consultation process included issues papers, exhibitions, drop-in sessions, workshops, online discussion forums and public listening sessions.

This approach was undertaken to ensure transparency and community involvement at an early stage and to have these views reflected in the final makeup of the Local Area Plans. The findings of the community and stakeholder engagement have also been reflected in the planning proposal recommended for exhibition.

Figure 1: Local Areas in the former City of Bankstown



South West Local Area Plan

The South West Local Area Plan includes the suburbs of East Hills, Milperra, Panania and Picnic Point.

Figure 2: South West Local Area (outlined in red)



In considering community feedback, Council adopted the South West Local Area Plan at the Extraordinary Meeting of 11 May 2016. It is important to note the South West Local Area Plan is more than a housing plan, it includes various actions to make our suburbs liveable, to attract employment and investment, and to retain and improve environmental values. The actions include:

- Planning for the sustainable renewal of the Panania Small Village Centre, including:
 - The transformation of the library / seniors centre site into a modern community facility and civic space.
 - The embellishment of Edwards Reserve.
 - The delivery of public domain improvements (street trees, footpaths, pedestrian crossings, cycleway and street lighting improvements).
- Planning for the sustainable renewal of the East Hills Neighbourhood Centre, including:
 - The embellishment of East Hills Park with improved pedestrian access.
 - The delivery of main street improvements.
- Ensuring open space is accessible to residents.
- Enhancing accessibility across the South West Local Area.
- Protecting the heritage character, biodiversity lands and foreshore areas of the South West Local Area.
- Maximising the recreational and ecological functions of Deepwater Park.

Council subsequently prepared a planning proposal to implement the South West Local Area Plan. The funding and delivery of the above actions are dependent on the finalisation of the planning proposal.

Planning Proposal to implement the South West Local Area Plan

An intended outcome of the planning proposal is to amend the land use and building envelope controls under Bankstown Local Environmental Plan 2015.

In particular, the planning proposal responds to a key message from the community, which is to create compact centres with an emphasis on high quality urban design. The compact centres involve concentrating most new housing in centres which are well serviced by public transport, shops and schools. The planning proposal also intends to maintain the prevailing low-rise character of the suburban neighbourhoods.

The Department of Planning & Environment considered the planning proposal and issued a Gateway Determination on 19 May 2017. The Determination indicates the Department's support for the planning proposal to proceed to exhibition.

The process requires Council to exhibit the planning proposal for public comment and to consider community feedback prior to deciding whether to support the planning proposal. Council has until December 2018 to complete the process.

Current Status

Council is at the point where it needs to confirm whether to exhibit the planning proposal. In this regard, Council has the following alternatives regarding the planning proposal:

Scenario 1: Proceed with the exhibition of the planning proposal

Should Council decide to proceed with the exhibition of the planning proposal, this scenario would:

Rationale	Considerations
<ul style="list-style-type: none">• Give the community the opportunity to formally express their views on the proposed changes to the South West Local Area. Council would need to review the planning proposal based on community feedback.• Enable Council to continue to implement its vision in deciding the future of our City.• Continue to progress a process endorsed by Council.• Build on Council's previous work and community feedback.• Provide a single process to manage change, and reduce the potential for ad-hoc planning proposals.• Fulfil the requirements of the Gateway Determination.	<ul style="list-style-type: none">• Is specific to the former City of Bankstown and not the entire LGA.• Sets in place the proposed land use and building envelope changes in the former City of Bankstown for the next 20 years, ahead of the Greater Sydney Commission's new higher dwelling target for the South District.• Avoids the need to revisit the centres as part of the new Citywide LEP work.

Scenario 2: Do not proceed with the exhibition of the planning proposal

Should Council decide not to proceed with the exhibition of the planning proposal, this scenario would:

Rationale	Considerations
<ul style="list-style-type: none">• Provide the opportunity to prepare a citywide housing strategy that encompasses the South West Local Area.• Provide the opportunity to prepare new plans to accommodate the new 20 year dwelling target announced by the Greater Sydney Commission, which represents more than a 70% increase on the projections underpinning the South West Local Area Plan.	<ul style="list-style-type: none">• Significant community engagement has informed the adopted Local Area Plans.• Delays the strategic planning process, and creates uncertainty for the community, industry and state agencies.• Local area plans were adopted in mid-2016, meaning this would be the last opportunity to progress the planning proposal.• New plans for the City will need to factor in and distribute higher dwelling targets based on the South District Plan.• Greater potential for proposals to happen out of strategy (i.e. ad-hoc

	<p>planning proposals, which must be considered).</p> <ul style="list-style-type: none"> • New planning proposals would need to demonstrate consistency with the new higher dwelling target for the South District. • The Department of Planning & Environment may take control of the process if it considers that Council has not carried out its obligations in a satisfactory manner.
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In considering the matter and based on the above scenarios, it is recommended that Council proceed with the exhibition of the planning proposal. The exhibition process would provide the community, industry, state agencies and key stakeholders the opportunity to formally comment on proposed changes in the South West Local Area. Following the exhibition, Council would have the opportunity to review the community feedback and to consider changes prior to deciding whether to support the planning proposal.

Should Council decide to adopt the planning proposal, it would prevent ad-hoc planning proposals for the next five years. The reason is proposals that seek to amend controls that are less than five years old will only be considered where it clearly meets the Department of Planning & Environment's Strategic Merit Test.

Supporting Documents

At the Ordinary Meeting of 25 July 2017, Council noted the Gateway Determination. Council also resolved to delegate authority to the General Manager to prepare and exhibit draft amendments to Bankstown Development Control Plan 2015 to support the planning proposal. The progression of the DCP Amendments is subject to the outcome of the planning proposal.

Planning Proposals during Exhibition

Council may receive applications to prepare planning proposals for individual sites whilst it exhibits the planning proposal for the South West Local Area Plan.

At the Ordinary Meeting of 27 June 2017, Council endorsed a direction to address this scenario, namely Council may consider applications if they are consistent with the Local Area Plans and the Department of Planning & Environment's Strategic Merit Test.

In relation to process, the applications would firstly be reported to the Local Planning Panel for a recommendation. This would be followed by a report to Council to decide whether to prepare a planning proposal for the individual sites.

To date, Council officers have held numerous formal pre-lodgement meetings on potential planning proposals ahead of the Greater Sydney Commission's new higher dwelling target for the South District. Proponents are awaiting Council's decision as to whether the planning proposal for the South West Local Area Plan will proceed to exhibition prior to deciding whether to lodge planning proposals for individual sites.

Next Steps

Should Council decide to exhibit the planning proposal to implement the South West Local Area Plan, the exhibition period would be a minimum two months. Following the exhibition, Council would have the opportunity to review the community feedback and to consider changes prior to deciding whether to support the planning proposal.

Should Council decide not to exhibit the planning proposal, Council would need to inform the Department of Planning & Environment of its decision, and seek to terminate the planning proposal. There is no assurance the Department will accept the request, and it has the ability to take over as the relevant planning authority to conclude the planning process.

ITEM 5.4 Progressing the Planning Proposal for the South East Local Area Plan

AUTHOR Planning

PURPOSE AND BACKGROUND

This report discusses the next steps to progressing the South East Local Area Plan.

ISSUE

To accommodate the NSW Government's previous dwelling targets, the former Bankstown City Council prepared comprehensive Local Area Plans to guide future growth across the former City and to form the basis for how Council would manage and support this growth. Importantly, the Local Area Plans align this growth with infrastructure delivery and Council expenditure to meet community expectations and to promote orderly development.

The Local Area Plans include the South East Local Area Plan, which covers the suburbs of Revesby, Revesby Heights, Padstow and Padstow Heights. Council subsequently prepared a planning proposal to implement the South East Local Area Plan.

The Department of Planning & Environment considered the planning proposal and issued a Gateway Determination. The Determination indicates the Department's support for the planning proposal to proceed to exhibition. The next step is to formally exhibit the planning proposal for public comment. Following the exhibition, Council would have the opportunity to review the community feedback and to consider changes prior to deciding whether to support the planning proposal.

RECOMMENDATION That -

1. Council exhibit the planning proposal to implement the South East Local Area Plan for a minimum two months.
2. The matter be reported to Council following the exhibition including the outcomes from the exhibition process.

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

- A. Ministerial Direction - Implementation of 'A Plan for Growing Sydney'
- B. Planning Proposal
- C. Planning Proposal - South East - Land Application Map
- D. Planning Proposal - South East - Land Zoning Map
- E. Planning Proposal - South East - Lot Size Map
- F. Planning Proposal - South East - Building Height Map

- G. Planning Proposal - South East - Floor Space Ratio Map
- H. Planning Proposal - South East - Heritage Map
- I. Planning Proposal - South East - Biodiversity Map
- J. Planning Proposal - South East - Active Street Frontages Map
- K. Planning Proposal - South East - Additional Permitted Uses Map
- L. Planning Proposal - South East - Special Provisions Map

POLICY IMPACT

This matter has policy implications as it proposes to implement the South East Local Area Plan by amending the land use and building envelope controls under Bankstown Local Environmental Plan 2015.

FINANCIAL IMPACT

This matter has financial implications for Council as the funding and delivery of the infrastructure improvements proposed in the South East Local Area is dependent on the finalisation of the planning proposal.

COMMUNITY IMPACT

The exhibition of the planning proposal for a minimum two months provides the community, industry, state agencies and key stakeholders with the opportunity to identify issues and to comment on proposed changes in the South East Local Area. Following the exhibition, Council would have the opportunity to review the community feedback and to consider changes prior to deciding whether to support the planning proposal.

DETAILED INFORMATION

Background

The NSW Government applies a Ministerial Direction under the Environmental Planning & Assessment Act 1979 to direct all councils to accommodate a share of Sydney's growth (refer to Attachment A).

In this context, the former Bankstown City Council adopted the Residential Development Study in 2009 to identify areas that could best cope with population growth, and to identify the range of housing, jobs and infrastructure that would be needed to support this growth. Council's adopted policy position was:

- To concentrate 80% of the dwelling growth in 13 centres that offer good access to public transport, shops and services: Bankstown CBD, Bass Hill, Birrong, Chester Hill, East Hills, Greenacre, Padstow, Panania, Punchbowl, Revesby, Rookwood Road Precinct, Sefton and Yagoona. The remaining 20% would occur in the suburban neighbourhoods in the form of low density residential development.
- To prepare more detailed integrated plans (known as Local Area Plans) to guide the sustainable renewal of the centres and surrounding neighbourhoods. Whilst renewal and increased residential densities may occur in these areas over a 25 year period, this would occur at an appropriate scale and pace to enhance the character, amenity and liveability of the centres.

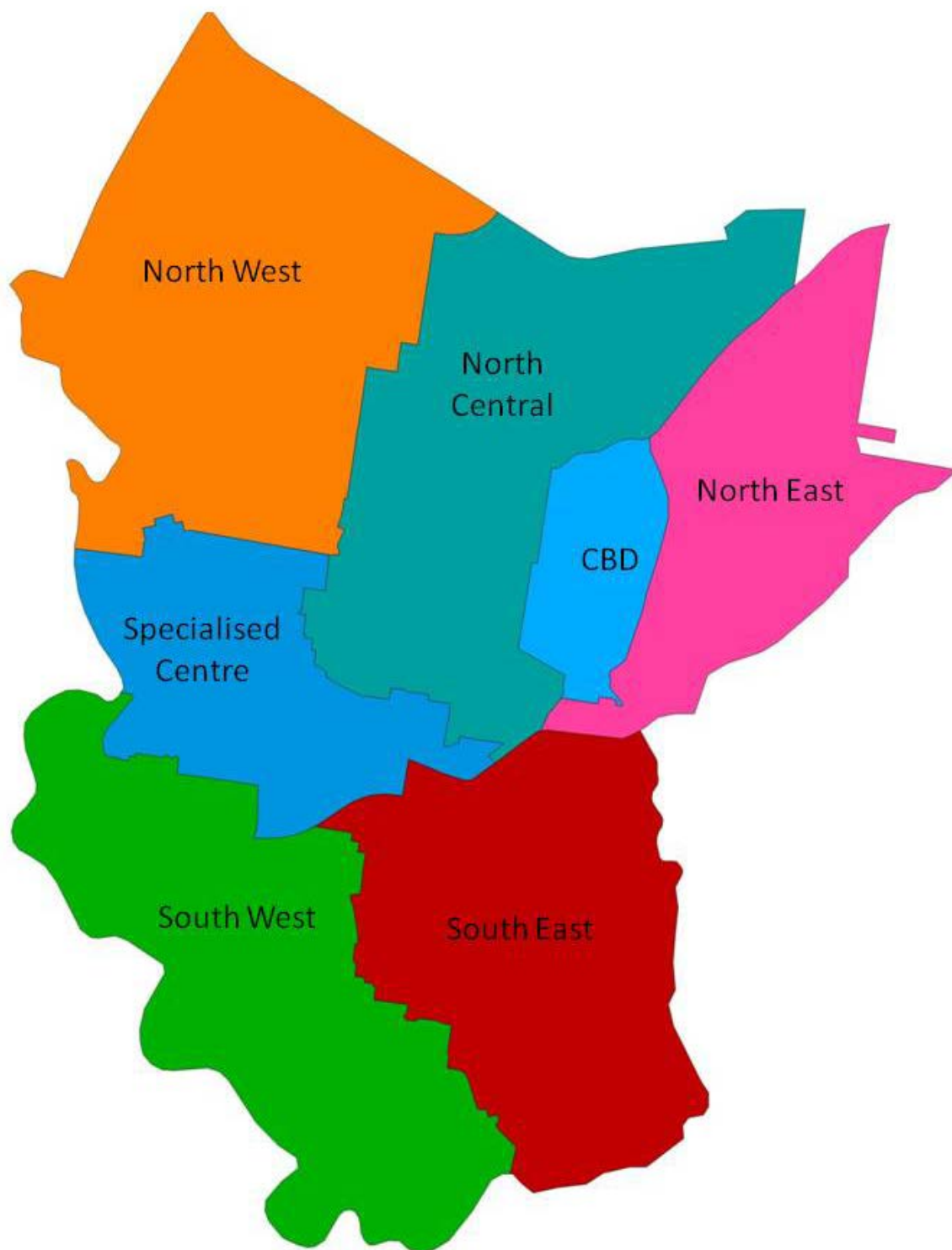
The former Bankstown City Council completed the local area planning process by adopting the Bankstown CBD Local Area Plan in 2011; the North West Local Area Plan in 2013; and the North Central, North East, South East and South West Local Area Plans in 2016 (refer to Figure 1).

The intended outcomes of the Local Area Plans are primarily to set out the vision and spatial context for the distinctive localities; specify a balanced approach to accommodating residential and employment growth; and outline the delivery of supporting infrastructure, facilities and open space.

To date, the community, industry, state agencies and key stakeholders have been engaged with a view to identifying issues and community aspirations for the local areas. The consultation process included issues papers, exhibitions, drop-in sessions, workshops, online discussion forums and public listening sessions.

This approach was undertaken to ensure transparency and community involvement at an early stage and to have these views reflected in the final makeup of the Local Area Plans. The findings of the community and stakeholder engagement have also been reflected in the planning proposal recommended for exhibition.

Figure 1: Local Areas in the former City of Bankstown



South East Local Area Plan

The South East Local Area Plan includes the suburbs of Revesby, Revesby Heights, Padstow and Padstow Heights.

Figure 2: South East Local Area (outlined in red)



In considering community feedback, Council adopted the South East Local Area Plan at the Extraordinary Meeting of 11 May 2016. It is important to note the South East Local Area Plan is more than a housing plan, it includes various actions to make our suburbs liveable, to attract employment and investment, and to retain and improve environmental values. The actions include:

- Planning for the sustainable renewal of the Revesby Village Centre, including:
 - The provision of a new central plaza next to the railway station.
 - The provision of a modern community facility and civic space at Ray McCormack Reserve.
 - The enhancement of Amour Park into a recreation and leisure destination.
 - The embellishment of Abel Reserve.
 - The delivery of public domain improvements (street trees, footpaths, pedestrian crossings, cycleway and street lighting improvements).
- Planning for the sustainable renewal of the Padstow Village Centre, including:
 - The provision of a modern community facility and civic space at Carl Little Reserve.
 - The delivery of public domain improvements (street trees, footpaths, pedestrian crossings, cycleway and street lighting improvements).
- Planning for employment activities in the Employment Lands Precinct.
- Ensuring open space is accessible to residents.
- Enhancing accessibility across the South East Local Area.
- Protecting the heritage character, biodiversity lands and foreshore areas of the South East Local Area.

Council subsequently prepared a planning proposal to implement the South East Local Area Plan. The funding and delivery of the above actions are dependent on the finalisation of the planning proposal.

Planning Proposal to implement the South East Local Area Plan

An intended outcome of the planning proposal is to amend the land use and building envelope controls under Bankstown Local Environmental Plan 2015.

In particular, the planning proposal responds to a key message from the community, which is to create compact centres with an emphasis on high quality urban design. The compact centres involve concentrating most new housing in centres which are well serviced by public transport, shops and schools. The planning proposal also intends to maintain the prevailing low-rise character of the suburban neighbourhoods.

The Department of Planning & Environment considered the planning proposal and issued a Gateway Determination on 19 May 2017. The Determination indicates the Department's support for the planning proposal to proceed to exhibition.

The process requires Council to exhibit the planning proposal for public comment and to consider community feedback prior to deciding whether to support the planning proposal. Council has until December 2018 to complete the process.

Current Status

Council is at the point where it needs to confirm whether to exhibit the planning proposal. In this regard, Council has the following alternatives regarding the planning proposal:

Scenario 1: Proceed with the exhibition of the planning proposal

Should Council decide to proceed with the exhibition of the planning proposal, this scenario would:

Rationale	Considerations
<ul style="list-style-type: none"> • Give the community the opportunity to formally express their views on the proposed changes to the South East Local Area. Council would need to review the planning proposal based on community feedback. • Enable Council to continue to implement its vision in deciding the future of our City. • Continue to progress a process endorsed by Council. • Build on Council's previous work and community feedback. • Provide a single process to manage change, and reduce the potential for ad-hoc planning proposals. • Fulfil the requirements of the Gateway Determination. 	<ul style="list-style-type: none"> • Is specific to the former City of Bankstown and not the entire LGA. • Sets in place the proposed land use and building envelope changes in the former City of Bankstown for the next 20 years, ahead of the Greater Sydney Commission's new higher dwelling target for the South District. • Avoids the need to revisit the centres as part of the new Citywide LEP work.

Scenario 2: Do not proceed with the exhibition of the planning proposal

Should Council decide not to proceed with the exhibition of the planning proposal, this scenario would:

Rationale	Considerations
<ul style="list-style-type: none"> • Provide the opportunity to prepare a citywide housing strategy that encompasses the South East Local Area. • Provide the opportunity to prepare new plans to accommodate the new 20 year dwelling target announced by the Greater Sydney Commission, which represents more than a 70% increase on the projections underpinning the South East Local Area Plan. 	<ul style="list-style-type: none"> • Significant community engagement has informed the adopted Local Area Plans. • Delays the strategic planning process, and creates uncertainty for the community, industry and state agencies. • Local area plans were adopted in mid-2016, meaning this would be the last opportunity to progress the planning proposal.

	<ul style="list-style-type: none"> • New plans for the City will need to factor in and distribute higher dwelling targets based on the South District Plan. • Greater potential for proposals to happen out of strategy (i.e. ad-hoc planning proposals, which must be considered). • New planning proposals would need to demonstrate consistency with the new higher dwelling target for the South District. • The Department of Planning & Environment may take control of the process if it considers that Council has not carried out its obligations in a satisfactory manner.
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In considering the matter and based on the above scenarios, it is recommended that Council proceed with the exhibition of the planning proposal. The exhibition process would provide the community, industry, state agencies and key stakeholders the opportunity to formally comment on proposed changes in the South East Local Area. Following the exhibition, Council would have the opportunity to review the community feedback and to consider changes prior to deciding whether to support the planning proposal.

Should Council decide to adopt the planning proposal, it would prevent ad-hoc planning proposals for the next five years. The reason is proposals that seek to amend controls that are less than five years old will only be considered where it clearly meets the Department of Planning & Environment's Strategic Merit Test.

Supporting Documents

At the Ordinary Meeting of 25 July 2017, Council noted the Gateway Determination. Council also resolved to delegate authority to the General Manager to prepare and exhibit draft amendments to Bankstown Development Control Plan 2015 to support the planning proposal. The progression of the DCP Amendments is subject to the outcome of the planning proposal.

Planning Proposals during Exhibition

Council may receive applications to prepare planning proposals for individual sites whilst it exhibits the planning proposal for the South East Local Area Plan.

At the Ordinary Meeting of 27 June 2017, Council endorsed a direction to address this scenario, namely Council may consider applications if they are consistent with the Local Area Plans and the Department of Planning & Environment's Strategic Merit Test.

In relation to process, the applications would firstly be reported to the Local Planning Panel for a recommendation. This would be followed by a report to Council to decide whether to prepare a planning proposal for the individual sites.

To date, Council officers have held numerous formal pre-lodgement meetings on potential planning proposals ahead of the Greater Sydney Commission's new higher dwelling target for the South District. Proponents are awaiting Council's decision as to whether the planning proposal for the South East Local Area Plan will proceed to exhibition prior to deciding whether to lodge planning proposals for individual sites.

Next Steps

Should Council decide to exhibit the planning proposal to implement the South East Local Area Plan, the exhibition period would be a minimum two months. Following the exhibition, Council would have the opportunity to review the community feedback and to consider changes prior to deciding whether to support the planning proposal.

Should Council decide not to exhibit the planning proposal, Council would need to inform the Department of Planning & Environment of its decision, and seek to terminate the planning proposal. There is no assurance the Department will accept the request, and it has the ability to take over as the relevant planning authority to conclude the planning process.

ITEM 5.5 Planning Proposal – 479 Henry Lawson Drive, Milperra

AUTHOR Planning

PURPOSE AND BACKGROUND

This report summarises the exhibition of a planning proposal for the site at 479 Henry Lawson Drive in Milperra. In considering the submissions, it is recommended that Council adopt the planning proposal.

ISSUE

The site at 479 Henry Lawson Drive in Milperra is currently being developed for the purposes of a retail plant nursery and associated retail uses, in accordance with an approval by the NSW Government's Sydney West Regional Planning Panel.

In March 2018, Council exhibited a planning proposal seeking to amend Bankstown Local Environmental Plan 2015 by allowing 'garden centres' as an additional permitted use and applying a maximum 0.4:1 floor space ratio to the site. The planning proposal does not propose to change the approved building footprint or built upon area.

Council received 8 submissions in response to the exhibition. The key issues raised are in relation to traffic and flood impacts. Following a review, it is considered the planning proposal appropriately addresses these issues. Should Council decide to adopt the planning proposal, 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, to enable the plan to be made under delegation in accordance with the Gateway Determination.

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

- A. Planning Proposal
- B. Local Planning Panel Meeting–Council Report
- C. Local Planning Panel Meeting–Minutes
- D. Ordinary Meeting of 25 July 2017–Council Report
- E. Summary of Submissions

POLICY IMPACT

This matter has no policy implications for Council as the planning proposal is limited to seeking 'garden centres' as an additional permitted use on the site. The planning proposal does not propose to change the building footprint or built upon area as approved by the NSW Government's Sydney West Regional Planning Panel under DA 840/2010.

FINANCIAL IMPACT

This matter has no financial implications for Council.

COMMUNITY IMPACT

The proposal to allow 'garden centres' as an additional permitted use on the site was assessed by Council officers and supported by the Canterbury–Bankstown Independent Hearing and Assessment Panel. A variety of conditions of consent have also been imposed to ensure the site and associated uses will be appropriately managed.

It is noted the planning proposal does not propose to change the building footprint or built upon area as approved by the NSW Government's Sydney West Regional Planning Panel under DA 840/2010. The approved development is currently under construction.

DETAILED INFORMATION

Background

The site at 479 Henry Lawson Drive in Milperra (Lot 2, DP 576251) is shown in Figure 1.

The site is within Zone RE1 Public Recreation under Bankstown Local Environmental Plan 2015. The site is under private ownership.

In December 2013, the NSW Government's Sydney West Regional Planning Panel approved a retail plant nursery and associated retail uses on the site (DA 840/2010). According to the Panel, *'the proposal would be in the public interest in that it provides for the productive use of land zoned 6(a) Open Space under Bankstown Local Environmental Plan that is not required to meet the needs of residents and for which there are no plans for its incorporation into the public open space lands of Bankstown City'*. The approved development is currently under construction.

In May 2017, Council received an application to amend Bankstown Local Environmental Plan 2015 by allowing 'garden centres' as an additional permitted use on the site as follows:

Current use	Proposed additional permitted use
<p>The NSW Government's Sydney West Regional Planning Panel approval of DA 840/2010 in December 2013:</p> <p>Retail plant nursery and associated retail uses, administration office and cafe.</p>	<p>Definition of garden centre under Bankstown LEP 2015:</p> <p><i>Garden centre means a building or place the principal purpose of which is the retail sale of plants and landscaping and gardening supplies and equipment. It may, if ancillary to the principal purpose for which the building or place is used, include a restaurant or cafe and the sale of any the following:</i></p> <ul style="list-style-type: none"><i>(a) outdoor furniture and furnishings, barbecues, shading and awnings, pools, spas and associated supplies, and items associated with the construction and maintenance of outdoor areas,</i><i>(b) pets and pet supplies,</i><i>(c) fresh produce.</i>

Figure 1–Site and local context



1:2,381
20 July 2018

□ 479 Henry Lawson Drive in Milperra
(Lot 2, DP 576251)

DISCLAIMER: COUNCIL EXPRESSLY DISCLAIMS ALL LIABILITY FOR
ERRORS OR OMISSIONS.
THIS PLAN HAS NO LEGAL STANDING



In July 2017, the Canterbury–Bankstown Independent Hearing and Assessment Panel considered Council’s report on the application. The role of the Panel was to consider planning proposal requests and recommend whether the matter should proceed to a Gateway Determination. The Panel’s comments and recommendation were:

The Panel agrees with the recommendation. The Panel notes that a development application has already been approved consistent with the existing controls and the applicant confirmed that at this stage no changes are proposed for the building envelope as approved. Any proposed changes to the approved development would require a fresh development or modification application. A maximum FSR of 0.4:1 is to apply to the site and this FSR is for all development on the site, not just the additional use.

IHAP Recommendation: *The Panel agrees with the Council Staff report subject to the recommendation being amended as follows: That the application to amend Bankstown Local Environmental Plan 2015 by including ‘garden centres’ as an additional permitted use at 479 Henry Lawson Drive in Milperra (Lot 2, DP 576251) should proceed to a Gateway Determination, provided a maximum 0.4:1 FSR applies to the site.*

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

In July 2017, Council resolved to prepare a planning proposal to amend Bankstown Local Environmental Plan 2015 as follows:

Current provisions	Proposed amendments
Gardens centres are not permitted on the site.	Allow ‘garden centres’ as an additional permitted use on the site.
There is no floor space ratio applicable to the site.	Apply a maximum 0.4:1 floor space ratio to the site. Reason: The intended outcome is to limit the development potential of the site to ensure it does not impact on the capacity of the road network, namely Henry Lawson Drive.

The Council report is shown in Attachment D.

In November 2017, the Department of Planning and Environment issued a Gateway Determination to enable the exhibition of the planning proposal, subject to the inclusion of additional information prior to the finalisation of the planning proposal.

Exhibition

Council exhibited the planning proposal from 21 March to 23 April 2018. The exhibition process included:

- Displays at Council’s Customer Service Centre (Bankstown Branch) and corporate website.
- Notification in the local newspapers.
- Notification letters to surrounding property owners.

- Notification letters to Bankstown Airport Limited; Commonwealth Department of Infrastructure, Regional Development and Cities; and state agencies.

Council received two submissions from residents and six submissions from state agencies in response to the exhibition.

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

Key Issues	Council response
<p><u>Issue 1: Traffic Impact</u></p> <p>Some submissions raise concern the proposal will have traffic impacts on Henry Lawson Drive.</p>	<p>No change to the planning proposal is required.</p> <p>Reason: The planning proposal is considered to address traffic management issues for the following reasons:</p> <ul style="list-style-type: none"> • The NSW Government's Sydney West Regional Planning Panel approved a retail plant nursery and associated retail uses on the site (DA 840/2010) in December 2013. The Panel considered <i>'the proposal provides satisfactory arrangements for the management of traffic generated by the proposed development'</i>. The approved development is currently under construction. The planning proposal does not propose to change the approved building footprint. • The planning proposal seeks to apply a maximum 0.4:1 floor space ratio to the site (at present, there is no floor space ratio applicable to the site). The intended outcome is to limit the development potential of the site to ensure it does not impact on the capacity of the road network, namely Henry Lawson Drive. • The exhibition process consulted state agencies in relation to infrastructure. In response to the planning proposal, Transport for NSW and Roads & Maritime Services did not identify any significant impact on services, provided the proponent installs traffic signals at the Henry Lawson Drive / Keys Parade intersection. This will occur in accordance with the conditions of consent of the approved DA 840/2010.

Key Issues	Council response
<p><u>Issue 2: Flood Impact</u></p> <p>The NSW Office of Environment & Heritage raises concern the site should not be developed from a flood risk management perspective. The site should remain as open space.</p>	<p>No change to the planning proposal is required.</p> <p>Reason: The planning proposal is considered to address flood management issues for the following reasons:</p> <ul style="list-style-type: none"> • The NSW Government's Sydney West Regional Planning Panel approved a retail plant nursery and associated retail uses on the site (DA 840/2010) in December 2013. The Panel considered the site to be suitable on the basis that <i>'the proposal would be in the public interest in that it provides for the productive use of land zoned 6(a) Open Space under Bankstown Local Environmental Plan that is not required to meet the needs of residents and for which there are no plans for its incorporation into the public open space lands of Bankstown City'</i>. The Panel also considered <i>'the proposal</i>

	<p><i>adequately addresses stormwater drainage and flooding issues</i>'. It is noted the site is not vacant or open space as the approved development is currently under construction.</p> <p>The planning proposal does not propose to change the approved building footprint or built upon area and is unlikely to introduce any additional flood related impacts. The proposal is limited to seeking an additional permitted use on the site.</p> <ul style="list-style-type: none"> • The approved DA 840/2010 addresses the issue of emergency evacuations in the event of a flood by requiring the emergency evacuation route to be registered on the property title to ensure it remains in perpetuity.
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Proposed Amendments to the Planning Proposal

The planning proposal is updated to demonstrate consistency with relevant state environmental planning policies and Ministerial Directions following the submission of additional information by the proponent in May 2018, in accordance with the Gateway Determination. The updates are highlighted in Attachment A.

According to the Department of Planning and Environment's publication 'A guide to preparing local environmental plans', these updates 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 steps would be to exercise Council's delegation to finalise the LEP Amendment, and to inform submitters of Council's decision.

Planning Matters - 24 July 2018

ITEM 5.6 **Release of Restriction on Title at 93A Chester Hill Road, Bass Hill**

AUTHOR **Planning**

PURPOSE AND BACKGROUND

This matter relates to the release of a Restriction on Title at 93A Chester Hill Road, Bass Hill.

ISSUE

The Restriction reflects a previous development control plan and is now out of step with existing planning controls. Accordingly, there are no planning concerns in relation to the removal of the Restriction.

RECOMMENDATION That -

1. Council consent to the extinguishment of the redundant restriction on title at 93A Chester Hill Road, Bass Hill.
2. The Mayor and General Manager execute all necessary documents, under the Common Seal of Council, as required for Land Title Dealing No. LTD-11/2018.

ATTACHMENTS

Nil

POLICY IMPACT

This matter has no policy implications. Rather, release of the Restriction on Title reflects the current planning controls.

FINANCIAL IMPACT

This matter has no financial implications.

COMMUNITY IMPACT

This matter has no impacts on the community.

DETAILED INFORMATION

Development Application No. DA-152/1995 was issued on 20 March 1995 for the "*Construction of a Dual Occupancy Development and Torrens Title Subdivision*". Building Application No. BA-2098/1995 was subsequently issued on 4 March 1996.

The development allowed a second dwelling to be built at the rear of the existing dwelling located at No. 93 Chester Hill Road, known at the time of approval as a 'dual occupancy development'. The DA and BA both imposed conditions (Nos. 15 and 43 respectively) requiring restrictions to be imposed on the title of the lot at the time of subdivision, to reflect the planning controls applicable under the Development Control Plan in force at the time of approval. In particular, the dwelling on the rear lot was restricted to a maximum height of one storey.

Land Title Dealing Application No. LTD-11/2018 has been submitted to Council and proposes:

- Extinguishment of the Restriction on the Use of Land which limits development on the subject site to a maximum height of one storey.

Under the current control in Part B1 of the Bankstown Development Control Plan 2015 (BDCP 2015), the subdivision of the site formerly known as 93 Chester Hill Road, Bass Hill would comply with Council's minimum requirements for a battle-axe-style subdivision. The creation of the current lot, 93A Chester Hill Road, Bass Hill, would also be permitted under Part B1 of the BDCP 2015 to achieve a height of two storeys. As such, it is considered unreasonable for the restriction on title to remain imposed on the subject lot.

As the creation of the subject site would be permitted under Council's current controls and could therefore develop to a height of two storeys, it is considered that the restriction on title is redundant, reflecting a planning control that was relevant some 23 years ago that is no longer relevant, and it is reasonable to proceed with the endorsement of the land title dealing.

ITEM 5.7 Application to Amend Bankstown LEP 2015 – 10 Simmat Avenue, Condell Park

AUTHOR Planning

PURPOSE AND BACKGROUND

To consider the application to amend Bankstown Local Environmental Plan 2015 for part of the site at 10 Simmat Avenue, Condell Park.

ISSUE

Council is in receipt of an application to prepare a planning proposal for part of the site at 10 Simmat Avenue, Condell Park. The intended outcome is to rectify a mapping anomaly by rezoning part of the site (373m²) from Zone SP2 Infrastructure (Water Supply System) to Zone R2 Low Density Residential.

The Local Planning Panel considered Council's report on 2 July 2018. In accordance with the Department of Planning and Environment's Direction, the Panel is to consider planning proposal requests and recommend whether the matter should proceed to a Gateway Determination. The Panel's recommendation is for the application to be approved, in accordance with the Council staff report recommendation.

RECOMMENDATION That -

1. Council submit a planning proposal to the Greater Sydney Commission to seek a Gateway Determination for the following amendments to Bankstown Local Environmental Plan 2015, as shown in Attachment A:
 - (a) Rezone part of the site 10 Simmat Avenue, Condell Park from Zone SP2 Infrastructure (Water Supply System) to Zone R2 Low Density Residential.
 - (b) Permit a maximum nine metre building height, a maximum 0.5:1 FSR, and a minimum 450m² subdivision lot size requirement.
2. Council seek authority from the Greater Sydney Commission to exercise the delegation in relation to the plan making functions under section 3.36(2) of the Environmental Planning and Assessment Act 1979.
3. Subject to approval from the Greater Sydney Commission, Council exhibit the planning proposal and the matter be reported to Council following the exhibition.

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

- A. Proposed Amendments to Bankstown LEP 2015

- B. Local Planning Panel Meeting–Council Report
- C. Local Planning Panel Meeting–Minutes

POLICY IMPACT

This matter has no policy implications for Council.

FINANCIAL IMPACT

This matter has no financial implications for Council.

COMMUNITY IMPACT

This matter does not impact on the community of Canterbury–Bankstown.

DETAILED INFORMATION

Proposal

In March 2018, Council received an application from Sydney Water in relation to the site known as 10 Simmat Avenue in Condell Park (Lot 2, DP 1219439). The site is 4,659m² in area.

The site contains a split zone and is part Zone R2 Low Density Residential and part Zone SP2 Infrastructure (Water Supply System) under Bankstown Local Environmental Plan 2015.

The application and supporting material prepared by Sydney Water is specific to the part of the site that is within Zone SP2 Infrastructure (Water Supply System). The area of this part of the site is 373m² and is triangular in shape. The intended outcome is *'to rectify an anomaly identified in land use mapping and application of development standards relating to surplus land formerly owned by Sydney Water'* by removing the split zone as follows:

Development standards	Current	Proposed
Zoning	Zone SP2 Infrastructure (Water Supply System)	Zone R2 Low Density Residential
Maximum FSR	Does not apply to Zone SP2	0.5:1
Maximum building height	Does not apply to Zone SP2	9 metres (2 storeys + attic)
Minimum subdivision lot size	Does not apply to Zone SP2	450m ²

The proposed zoning and development standards would match the remainder of the site as shown in Attachment A.

Local Planning Panel

The Local Planning Panel considered Council's report on 2 July 2018. In accordance with the Department of Planning and Environment's Direction, the Panel is to consider planning proposal requests and recommend whether the matter should proceed to a Gateway Determination. The Panel's comments and recommendation are:

The Panel notes that this is effectively a zoning anomaly that should have been picked up on the previous rezoning. The Panel agrees with the assessment.

CBLPP Recommendation: *THAT the application be approved, in accordance with the Council staff report recommendation.*

The Council report to the Local Planning Panel and the minutes in relation to the matter are shown in Attachments B and C.

Next Step

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

- Rezone part of the site at 10 Simmat Avenue, Condell Park from Zone SP2 Infrastructure (Water Supply System) to Zone R2 Low Density Residential.
- Permit a maximum nine metre building height, a maximum 0.5:1 FSR, and a minimum 450m² subdivision lot size requirement.

6 POLICY MATTERS

The following item is submitted for consideration -

6.1 Commercial Use of Footways Policy	116
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ITEM 6.1 Commercial Use of Footways Policy

AUTHOR City Future

PURPOSE AND BACKGROUND

This report introduces the draft Commercial Use of Footways Policy (Attachment A) and draft Commercial Use of Footways Guidelines (Attachment B). It recommends public exhibition of the policy, guidelines and development control plan amendments. The policy and guidelines will replace the current Bankstown Commercial Use of Footways Policy (2006) and Part B10 of the Canterbury DCP (2012). The process includes deletion of Part B10 from the Canterbury DCP (2012). Upon adoption, the draft policy and guidelines will apply to the entire Local Government Area.

ISSUE

This Policy applies to the management and licensing of the commercial use of footways through the use of freestanding and moveable furniture only, on land under the care and control of Council in the Canterbury- Bankstown Local Government Area (LGA).

Commercial use of footways includes but is not limited to activities such as;

- outdoor dining,
- outdoor merchandise displays and,
- freestanding advertising signage

The commercial use of footways would be managed by licence permit or lease agreement under the *Roads Act 1993*.

The Policy and the associated guidelines aim to achieve a balance between public and commercial uses through the provision of specifications that promote an integrated approach to design, positioning and layout of the street environment and the commercial uses allowed within.

RECOMMENDATION That -

1. Council exhibit the Draft Commercial Use of Footways Policy and the Draft Commercial Use of Footways Guidelines for 28 days.
2. Council amend Development Control Plan 2012 (DCP) to delete Part B10, as well as any other references to Part B10 in the DCP and place the proposed amendments on public exhibition for 28 days.
3. A further report to Council be made following public exhibition.

ATTACHMENTS

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

- A. Attachment A - Draft Commercial Use of Footways Policy
- B. Attachment B - Draft Commercial Use of Footways Guidelines

POLICY IMPACT

The Commercial Use of Footways Policy is a new Policy that replaces the current Bankstown Commercial Use of Footways Policy (2006) and Part B10 of the Canterbury DCP (2012). This policy provides a revised Council position that aligns the whole LGA.

FINANCIAL IMPACT

The policy has limited financial impact at this time as a review of the fees and charges has not been undertaken as part of this process. The success or otherwise of the policy will be reviewed six months after its adoption. At that point fees and charges will also be reviewed. Any revisions to the fees and charges would be exhibited as part of the annual fees and charges review and come into force from 1 July 2019.

COMMUNITY IMPACT

This policy directly impacts the function of some businesses and the change of policy could create business disruption. To manage this risk it is proposed that the new policy applies when new and existing licences come up for review. Since licences are reviewed annually all licences would revert to the new policy within one year of adoption date.

The policy aims to provide consistent business and public space licensing requirements across the whole of the LGA.

The policy has been created to simplify both processes and regulations for applicants and council officers making it clear or easy to comply with. This will benefit relationships between business and council.

The policy needs to support economic vitality and business enterprise whilst ensuring that competing commercial and public uses in the public domain are properly balanced. The policy strives to create a balance through clear guidelines and parameters whilst limiting restrictions.

The policy would be reviewed six months after adoption to measure success or otherwise and make any revisions as required.

DETAILED INFORMATION

The Commercial Use of Footways Vision:

“Canterbury Bankstown Council is committed to providing residents, businesses and visitors with an inclusive, engaging and vibrant city in a manner that responsibly manages the shared use of its public spaces.”

Commercial Use of Footways Principles:

The principles of the policy are to:

- *Maintain public safety*
- *Ensure equitable access*
- *Encourage vibrant, open and multifaceted street life*
- *Provide an attractive city in keeping with the local character*
- *Support economic vitality and local commercial development*
- *Balance the use of public space*
- *Maintain effective footways management*
- *Ensure the protection of infrastructure*

The NSW Outdoor Dining Trial 2017-18 currently underway in Belfield, Belmore and Panania has been taken into consideration when creating this policy. With this process applications are lodged through the Service NSW government website using the Interim NSW Outdoor Dining Policy and User guide, these are then forwarded to council for processing and regulation. Due to this integrated relationship the Council policy and guidelines have been developed to coordinate and remove conflict with the NSW government requirements with regard to outdoor dining use and application requirements.

IMPLICATIONS

Changes to the current policy position are;

- This policy would replace Part B10 ‘Use of Footpaths’ of the Canterbury DCP 2012.
- This policy would replace the Bankstown ‘Commercial Use of council Footways’ Policy 2006.
- The new policy proposes that licences apply to the use of freestanding and movable furniture only. For both current policy positions this means the applications to install associated permanent and semi-permanent infrastructure would be separated from the Commercial use of footways licence application and processed as exempt or complying development or as a development application with approvals attached to the property.
- For the Bankstown area, development applications to install permanent and semi-permanent infrastructure would then flow to the Development Assessment team rather than the Regulatory Services team. For the Canterbury area, applications to use the footways for commercial use would then flow directly to the Regulatory Services team rather than the Development Assessment team.
- Licence holders would be the associated business owner not the property owner.

- Any proposal for the installation of permanent or semi-permanent infrastructure associated with the existing building is to be processed separately as exempt or complying development or as a Development Application and would be attached to the property and property owner. Hence allowing maintenance of these structures over time despite potential changes to tenants in a property. Other permanent infrastructure in the public space would be assessed and delivered as part of Council's public domain programs.
- Outdoor dining would be permissible adjacent to both the building line and the kerb edge. Proposed dining adjacent to the kerb edge would be subject to safety criteria. Currently the former Canterbury Council area only allows seating adjacent to the building line.
- Drop-down blinds, screens and enclosures would no longer be permitted. Screens and enclosures usually require permanent infrastructure to hold them in place and they tend to create a sense of privatised public space. This infrastructure is however appropriate in particular locations and will be planned for and installed in a holistic manner as part of council public space projects (e.g. liveable centres program).
- The use of tactile indicators to mark the location of the approved areas would be discontinued due to problems arising from their use.
- Restrictions to merchandise display areas, products and furniture would be reduced.
- Incentives could be introduced to include those who put in planters and those who look after them. It is suggested that the take up of the new policy and guidelines be monitored for six months after adoption. After six months it is intended to review the fees and charges which will include investigation into licence fee discounts for provision of and well looked after planters.
- The display of a current licence will be revised to include a photo of the approved layout and approved furniture type. The change will make it easier for rangers to assess compliance with licence requirements when on site.
- Due to the fact that street stalls are independent of an adjacent business and are a short term licence street stalls will not be included in this policy. A new policy will be developed that relates to all free standing street stall and busking activities.

7 GOVERNANCE AND ADMINISTRATION MATTERS

The following items are submitted for consideration -

7.1	Submission to the Sydenham to Bankstown Metro Preferred Infrastructure Report (P.I.R.)	124
7.2	Review of Community Engagement for the Period January 2018 to June 2018	128
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7.4	Classification of 263 Wangee Road, Greenacre	143
7.5	Cash and Investment Report as at 30 June 2018	146

Governance and Administration Matters - 24 July 2018

ITEM 7.1 **Submission to the Sydenham to Bankstown Metro Preferred Infrastructure Report (P.I.R.)**

AUTHOR **City Future**

PURPOSE AND BACKGROUND

This report details Council's submission on the *Sydenham to Bankstown Metro Preferred Infrastructure Report* (PIR).

The Sydenham to Bankstown Metro (Metro Southwest) is the third stage of the Sydney Metro. The first stage, Cudgegong Rd to Chatswood (Metro Northwest) is due for completion in 2019 and the second stage, Chatswood to Sydenham (Metro City), is currently underway. The Sydenham to Bankstown Metro involves conversion of the 13.5km T3 Bankstown Line to metro standards between 2019 and 2022.

The PIR is Sydney Metro's response to the submissions received on the 2017 *Environmental Impact Statement* (EIS). The 2,000 page report includes responses to submissions, revised concept designs and supporting technical reports. The PIR will be assessed by the Department of Planning and Environment (DPE) to determine approval to proceed and any conditions of approval.

The PIR was released for public comment from 20 June to 18 July. Due to the short time frame to review such a major project Council requested an extension of the consultation for an additional four weeks with additional consultation sessions. This request was not granted, but DPE granted Council an extension to 27 July to enable Council to consider the submission at its July meeting.

ISSUE

The concepts presented in the PIR represent a significant reduction in the scope of works and excludes new stations, precinct upgrades, active transport corridor and a raft of other station and corridor items previously proposed in the EIS.

While there are some benefits such as heritage retention and reduced construction impact (from five years to three years), the resulting outcome will be a sub-standard Metro service compared to the City and Northwest sections, and compared to almost any other Metro in the world.

The PIR effectively dismisses all the issues raised by Council in its 160 page submission on the EIS. The drastic reduction in proposed scope represents a significant financial saving which should be re-invested into station and precinct upgrades within this corridor.

The project is not consistent with the NSW Government's *Better Placed* design policy, the SEARS (Secretary's Environmental Assessment Requirements) relating to place-making and the

design objectives set out in the EIS. The project does not respond to the vision and priorities for Bankstown as set out in the *Greater Sydney Region Plan* and *South District Plan* and the *Future Transport 2056*.

By deleting the Active Transport Corridor the project also ignores the *South District Plan* priority action to implement the 'Green Grid Priority Corridor' which is intended to integrate walking, cycling, open space and biodiversity outcomes along the Sydenham to Bankstown rail corridor.

Construction of the Metro Southwest will impact 100,000 daily passenger trips during rail possessions (approximately one year total over the three year program) which have not been adequately planned for and will have enormous impact on our community.

The project has not been referred to the NSW State Design Review Panel, despite the project meeting the requirements of the Panel's terms of reference.

The key issues and concerns with the PIR are detailed further in the *Draft Submission on Preferred Infrastructure Report* (Attachment A).

While Council does not support the Metro in its current form, it is important to articulate to DPE specific issues and recommendations so that in the event the project proceeds, appropriate conditions may be incorporated to help mitigate the issues.

It is recommended that Council endorse the submission and send it to DPE, together with the previous submission on the EIS (Attachments B1, B2, B3).

RECOMMENDATION That -

1. Council endorse the Submission on Preferred Infrastructure Report (Attachment A) and submit it to the Department of Planning and Environment together with Council's previous submission on the Environmental Impact Statement (Attachments B1, B2, B3).

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

- A. Attachment A - Submission on Preferred Infrastructure Report
- B. Attachment B1 - Metro EIS submission Part 1
- C. Attachment B2 - Metro EIS submission Part 2
- D. Attachment B3 - Metro EIS submission Part 1

POLICY IMPACT

Existing Council policies and Council's policy position have been considered in the development of the submission. As further details are made available, Council will need to undertake a process of continuous review and provision of comments to continue to reflect Council's adopted position.

FINANCIAL IMPACT

At this stage of the project, this matter does not have financial impact for Council. As the project progresses and further detail becomes available, there will be financial implications that will need to be assessed and reported to Council.

COMMUNITY IMPACT

The Metro project, if approved as exhibited, would have significant negative impacts on our community. In particular:

1. There will be significant community impacts during construction including approximately one year of rail closures over the three year construction period as well as construction zones, construction vehicles and machinery, temporary road and parking changes and potentially noise and dust.
2. The limited station works and lack of precinct upgrades and design excellence will leave our community with a sub-standard Metro service.
3. The exclusion of all public benefits such as active transport, bridge and underpass upgrades and improved amenities at stations will negatively impact the community.
4. The limited scope of work proposed will likely mean further upgrades to the station, precinct and corridor are required in future, particularly Bankstown and Campsie, which will create further impacts on the community with additional construction and rail closures.

These matters have been raised in the submission with recommendations on how to mitigate these going forward.

DETAILED INFORMATION

The submission on the PIR (Attachment A) sets out Council's key concerns with the proposed Metro project. The key issues comprise:

1. The project proposes a significant reduction in scope and investment in the Southwest corridor;
2. The proposed design of Bankstown Station is extremely inadequate for a Strategic Centre and for a Health and Education Precinct;
3. The proposed design for Campsie Station is inadequate for a Strategic Centre;
4. The project lacks any improvements to station precincts;
5. The Active Transport Corridor is proposed to be deleted;
6. No improvement to cross-corridor connectivity is proposed;
7. The project lacks station design excellence;
8. There are concerns relating to customer safety and convenience with the proposed design;
9. The project is inconsistent with key Government policies on design, transport and planning;
10. The proposed review processes are unsatisfactory; and
11. There are a number of station-specific issues and questions.

It is recommended that the submission be endorsed by Council and forwarded to DPE to consider in its assessment of the PIR.

Governance and Administration Matters - 24 July 2018

ITEM 7.2 Review of Community Engagement for the Period January 2018 to June 2018

AUTHOR City Future

PURPOSE AND BACKGROUND

In 2017 the City of Canterbury Bankstown established a new team within City Futures - City Prosperity and Engagement, to deliver community consultation and engagement for the organisation.

This report provides an overview and insight into the activities and initiatives the team have delivered over the 1 January 2018 to 30 June 2018 period and some of the successes, in particular trialling new methods of engaging with our hard to reach groups (eg Culturally and Linguistically Diverse – CALD communities and Youth).

ISSUE

Over the last six months, the Community Engagement Team have been engaging with the community and encouraging locals to tell us what is important to them and what they would like to see in their City.

Over the review period, the Community Engagement team have:

- Completed 4,155 project related conversations with community members;
- Hosted 34 community pop up information stalls across the City on a range of Council projects;
- Received more than 2,800 responses from the community in the form of project surveys; and
- Presented 32 Council projects on the Have Your Say community engagement portal.

The Community Engagement Team will continue to build upon traditional engagement methods getting out face to face with the community, as well as investigating and integrating new methods to expand the reach of Council's engagement efforts in both the digital space as well as targeting our hard to reach groups.

RECOMMENDATION

That Council continue to enhance its community engagement program, in particular to investigate new innovative digital engagement approaches and methods to target our hard to reach groups.

ATTACHMENTS

Nil

POLICY IMPACT

This report is consistent with the City's Community Strategic Plan (CBCity 2028) Destination statement No.7 Leading and Engaged which focuses on engaging, involving and empowering the community to participate in decisions that affect them.

FINANCIAL IMPACT

There is no financial impact.

COMMUNITY IMPACT

With the City facing unprecedented levels of change in the future and to assist decision making, Council remains committed to building and strengthening the ways it maintains a conversation with the community. The Community Engagement Team, and associated program, provide an important mechanism for the community to have a say and be involved in decisions.

DETAILED INFORMATION

Review of Community Engagement Activities for the period 1 January 2018 to 30 June 2018

Over the last six months, the Community Engagement team have been engaging with the community and encouraging locals to tell us what is important to them and what they would like to see in their City.

It is encouraging that feedback from the community is often positive and it is clear they appreciate the opportunity to be consulted, informed and listened to. Sometimes it is not about changing the outcomes of projects but about having a conversation, having a voice and being heard.

The work is primarily project based where a community engagement plan is developed and delivered by Council's in-house team of engagement professionals.

Over the review period, the Community Engagement Team have assisted and supported a broad range of Council business units including (but not limited to) Spatial Planning, Governance, City Design, City Planning, Library Services, Traffic, Works & Project and Infrastructure.

Key projects the Community Engagement Team have worked on over the period that go some way to illustrating the range of consultation/engagement techniques utilised by the team are the:

- Community Strategic Plan (CBCity 2028);
- Parry Park Masterplan;
- Bankstown Complete Streets;
- Panania Town Centre Improvement Program – Stage 4;
- Youth Spark Fest;
- Library Community Survey; and
- Community Voice Panels.

Over the review period, the Community Engagement Team have:

- Had 4,155 conversations with community members which would not have been possible without dedicated resources
- Hosted 34 community pop up information stalls across the City on a range of Council projects; and
- Received more than 2,800 responses from the community in the form of project surveys and feedback

The following is a selection of active projects that the Team supported which provide an insight into the variety of ways the team deliver community engagement.

Community Strategic Plan (CBCity 2028):

This was the largest community consultation program delivered by Council over its short history. It involved 26 engagement activities across eleven suburbs in the five Wards of the LGA. Residents, business owners, visitors and members of community organisations engaged with the team with an estimated 1,024 conversations hosted and 2,400 project information sheets/flyers distributed at the community sessions. The community response to these efforts was encouraging with valuable feedback and comments being provided through 312 submissions.

The Parry Park Master Plan:

The exhibition period for this project was December 2017 through to March 2018. Promotion of the draft master plan was by newspaper, social media and the project display on Council's Have Your Say. The community engagement efforts for the project realised:

- Four community information sessions
- The distribution of 2,000 project fact sheets at the community information sessions
- More than 1,100 views of the project page and
- An estimated 123 conversations were undertaken

However it was also recognised that alternative methods were required to reach those from a CALD background. Council staff approached key leaders in the community to get them to raise awareness of the Plan, ensured the community had access to staff who could interpret or engage with those who were not proficient in English, as well as a presentation and feedback from the Watson Women's Network.

Bankstown Complete Streets:

This project is at an early stage however early consultation has included:

- Development of a project engagement strategy;
- Attending 30 on-site meetings with key stakeholders, schools and employers;
- A further 45 conversations with community members by informal pop-up stall in the town centre;
- Facilitating / coordinating the hosting of a key stakeholder workshop; and
- 25 further conversations with key small business owners about the project's objectives.

In the digital context, the Complete Streets Have Your Say webpage received 643 page views and 55 project surveys were submitted.

Further engagement will occur as this project develops.

Panania Town Centre Improvement Program Stage 4:

This project was the upgrade of pedestrian and traffic amenity in south Panania. This upgrade had direct impact on more than 25 small business operators over a 15 week construction period that were located within the project site. Projects of this type can quickly deteriorate and so to ensure quick resolution of issues, Council's strategy is to establish an open line of communication between the project team and this business community.

For this project the team delivered:

- Twice weekly visitation with traders (in excess of 30 hours);
- 470 project discussions with operators in the town centre; and
- Facilitated 305 project conversations between the project team, traders and visitors to the town centre.

Youth Spark Fest:

The opportunity was incorporated into the annual Youth Week 2018 and was a great opportunity for the team to engage with local youth and parents. Community Engagement joined the festivities, hosted a Twister activity and asked participants what they like about the City and what they thought we could improve. More than 47 conversations were completed.

The Library Community Survey:

This survey was a new initiative for fresh insight into the community's perspective of how the library facilities are currently operating and where potential opportunities for the future lie. Three surveys were hosted over May and June with the bulk of the surveying being undertaken with the assistance of staff at the nine City libraries. The survey was translated into languages other than English including Arabic, Bengali, Chinese and Vietnamese.

The team also joined library staff at the Campsie Food Festival and 2018 Safety Week with a further 195 conversations about libraries and surveys completed. In total 1,940 surveys were received providing content for the Library Community Survey Evaluation Report.

Community Voice Panel (CVP):

The Community Voice Panel is an alternative community engagement platform facilitated by Community Engagement to develop a conversation with interested community members (refer to the separate Council report on the outcomes of this Panel).

A private recruitment company randomly called community members who lived within the Sydenham to Bankstown Urban Renewal Corridor Strategy study area. A short list of 15 participants was selected based on a broad mix of gender, age, dwelling type and suburb representative of the area. In making these calls mechanisms were put in place to ensure those from Non-English speaking backgrounds could still participate and be involved.

Over a four workshop series the 15 members were provided with current information about the key projects proposed for the urban corridor and provided important community input to ensure their views were the foundation of Council's future formal responses and submissions.

Overall there was a high level of satisfaction with the workshop series with participant feedback stating a high value in hearing others insights and thoughts and having the opportunity to participate in the planning process and properly interrogate the strategy.

While the CVP proved a success in this instance, Council staff also attempted to recruit a similar Panel to discuss the Sydney Metro. Unfortunately due to a very limited number of community members wishing to participate it was not possible to form a Panel.

Having said that, depending on the interest in the topic chosen, Community Voice Panels have proven to be an extremely valuable new tool to engage with those who would not normally speak up, and will continue to be used in future projects

Digital Engagement

The Have Your Say website is the key digital platform utilised by Community Engagement to communicate with residents in the City and the broader metropolitan community. Over the review period, the Have Your Say website has featured 32 projects with more than 14,100 pages viewed and 2,970 surveys completed. These statistics demonstrate the community welcomes the opportunity to be aware, informed and engaged and want to have their say on Council projects, initiatives and services. To place these statistics in context, over the previous six month period - July to December 2017 - Have Your Say featured 24 projects with an estimated 10,700 pages viewed and 465 surveys completed.

Community consultation and engagement over a digital platform remains a key under-utilised opportunity and the community engagement team will continue to seek new digital mobile opportunities to enhance future project engagement activities.

Ramadan

Engagement occurs in both formal projects as well as other interactions from informal meetings to larger event gatherings. During Ramadan Council staff engaged with a large number of businesses and community members. With such diversity in cultures, this provided an excellent example of Council's ability to build relationships and engage with people from varied languages. Council undertook free training for businesses participating with in appropriate language support where needed. Council staff managing the event worked very closely with the Ramadan Reference Committee to ensure the messages and feedback was delivered through key community leaders.

The Way Forward

The Community Engagement Team is now becoming highly recognised with a number of other Councils approaching the team to learn about the approaches and projects being undertaken. In particular the engagement undertaken as part of the development of the Community Strategic Plan has been acknowledged and promoted by those in the profession. What is pleasing about the last 6 months of engagement in the increased success in engaging with hard to reach and CALD community groups. Having said that there is still opportunities to improve and explore new and innovative ways to target this area, especially those that are reluctant to talk to Council.

Another head turner for the team will be the community engagement decorative vehicle Council has resolved to fund as part of the Stronger Communities Funding. This will provide a highly visible attraction at engagement initiatives, will be interactive and facilitate expanded mobile engagement. This vehicle is currently being sourced.

Community engagement will continue to build upon its reach to the local community with traditional community engagement methods (face to face and drop in sessions) and it will also continue to explore, investigate and evaluate new innovative ways and techniques to further

reach into the Canterbury Bankstown community. The Community Voice Panels will also be undertaken in future projects where appropriate.

Community Engagement in its current form is a relatively new discipline for Council. Experience and confidence are key elements of skilled engagement professionals and these skills continue to building within the team as will the reach of Council's community engagement efforts. The team will continue to provide Council with greater insight into the community it serves and enable improved informed decision making based upon the community's expectations.

ITEM 7.3 Community Voice Panel

AUTHOR City Future

PURPOSE AND BACKGROUND

The purpose of the Community Voice Panel initiative was to provide Councillors with a further level of community insight that they may otherwise not receive through listening to the vocal interest groups. This Panel was a representative sample of the community, within the affected area, who were given the opportunity to be briefed in detail on the background to the Sydney to Bankstown corridor project.

The role of the panel was to provide information to assist Council as it makes future decisions on the Sydenham to Bankstown corridor. Council is not responsible for the proposed plans, however, is committed to representing the views of the community. The Panel has no decision making authority.

ISSUE

The outcomes of this engagement process provides Council with key issues provided by the Panel members and opportunities in relation to traffic and transport, social impacts, affordability and housing and urban design with suggestions on how Council might respond to these issues and opportunities.

External consultants also provided their independent report for Council's consideration (see Attachment A).

RECOMMENDATION That -

1. Council note the priority issues and opportunities out of the Panel and the independent report.
2. Councillors consider this feedback as part of their future decision making on the Sydenham to Bankstown Urban Renewal Corridor.

ATTACHMENTS [Click here for attachment](#)

- A. Community Voice Panel Outcome Report

POLICY IMPACT

There is no policy impact. The Community Voice Panel is consistent with Council's current policies.

FINANCIAL IMPACT

There is no financial impact.

COMMUNITY IMPACT

Council already undertakes a diverse range of community engagement activities such as face-to-face conversations, surveys, drop-in sessions, pop-up engagement events, the 'Have Your Say' portal, focus groups, Advisory and Reference Groups, Street Meets and our Residents' Panel.

'Community Voice Panels' provide another important mechanism to provide Councillors with community insight and deliver on Council's Community Strategic Plan to be Leading and Engaged by involving the community to participate in decisions that affect them.

DETAILED INFORMATION

Recruitment Of Panel Members

A private recruitment company randomly called community members who lived within the Sydenham to Bankstown Urban Renewal Corridor Strategy study area. A short list of 15 participants was selected based on a broad mix of gender, age, dwelling type and suburb representative of the area.

Workshop Details

The Community Voice Panel workshops were strategically hosted at four locations along the Sydenham to Bankstown Corridor; the purpose of different venues was to provide members with further insight into the project site for the Urban Renewal Corridor Strategy.

Workshops were hosted at:

- Bankstown Library and Knowledge Centre on 3 April 2018;
- Campsie Library and Knowledge Centre on 1 May 2018;
- Belmore Sports Ground, Bulldogs Board Room on 22 May 2018; and
- Lakemba Library and Knowledge Centre on 12 June 2018.

Panel members attended four workshops. The program for workshops one and two provided the group with base line information while the objective of workshops three and four, was to obtain and document feedback from Panel members on the following:

- Their view on impacts and infrastructure and service needs;
- Their view on impacts on traffic and transport;
- Identify issues and opportunities in urban design and built form, the activation of space and public domain; and
- Recommendations on how Council should respond to issues and opportunities for consideration.

To ensure a level of independence, these sessions were facilitated by external consultant - Straight Talk. Outlined below is a brief summary of the workshops.

Workshop ONE – 3 April 2018

14 of the 15 panel members attended and included presentations from:

- Department of Planning and Environment – an overview of the State Governments Sydenham to Bankstown Urban Renewal Strategy.
- Council – an overview of Council's position on the strategy.
- Committee for Sydney – discussed drivers for growth and consequent impacts on the precincts around them.

Workshop TWO – 1 May 2018

14 of the 15 panel members attended; presentations on the night were:

- Greater Sydney Commission – presented the importance of planning for communities that are changing and what opportunities should be considered for community and social infrastructure.
- University of New South Wales – presented on social impacts, deliver of affordable housing and community infrastructure.
- University of Technology Sydney – presented on traffic and transport

Activity: All three presentations helped generate thought and discussions which the panel related back to their experience of the Sydenham to Bankstown Corridor during a map activity.

Workshop THREE – 22 May 2018

13 of the 15 panel members attended; presentations on the night were:

- Architectus – presented on urban transformation and the challenges and opportunities it brings.
- JOC Consulting – presented on how people make spaces come alive.
- University of Technology Sydney – presented on traffic and transport.

Activity: The panel participated in activities and identified some of their top issues and opportunities regarding traffic and transport, social impacts and housing and affordability in relation to the Sydenham to Bankstown Urban Renewal Corridor. They were provided an opportunity to use a map of a city centre and with LEGO building blocks, “shape” their ideal centre.

Workshop FOUR – 3 April 2018

14 of the 15 panel members attended.

Council hosted the final workshop for the Community Voice Panel members recapping the initiative’s program of presentations, the matters discussed and the key themes of issues and opportunities the panel had identified being:

- Urban design and activation
- Housing affordability
- Social impacts
- Traffic and transport

The following is a summary of the Panel’s responses.

Urban design and activation

Issue: There is not enough services along the corridor as well as things to do.
Opportunity: Remove noise and visual impacts through over station development.

Social Impacts

Issue:	Safety in public domain
Opportunity:	Upgrades to schools and hospitals

Traffic and transport

Issue:	Congestion
Opportunity:	Better roads, better quality roads and synchronising lights

Housing affordability:

Issue:	Too expensive
Opportunity:	Incentives around housing affordability, Council is pushing for 15-25% of affordable housing.

The Community Voice Panel members were asked – “Do you support change and growth to our precincts to cater for population growth?”

All members confirmed they supported this statement with the following messages:

- Controlled growth should be well planned;
- Infrastructure must be provided and funded;
- Liveability in the corridor must be retained along with local “tastes, flavours and heritage”;
- Council must encourage better design and quality;
- The more people living in the area is the better for our area;
- Council should plan in coordination with all government agencies and should widely consult the community;
- Please keep our area safe - centres need new street lights and increased convenient parking must be provided;
- Ensure affordable housing is maintained;
- Planning should be for the long term, not just for the short term; and
- Council should maintain local parks, roads and public amenity to a high standard – improve the level of service.

In closing, at the first workshop session panel members were asked to consider how much they knew of the Sydenham to Bankstown Urban Renewal Corridor Strategy; the majority of members conceded they had very little knowledge of the strategy with a number admitting they had no knowledge.

At the final workshop session, panel members were again asked what they knew about the Sydenham to Bankstown Urban Renewal Corridor Strategy and all confidently responded they were more informed on the strategy and proposals of the State government in their area.

Overall there was a high level of satisfaction with the workshop series with participants most valuing;

- The information provided by multiple a different sources and discussed;
- Understanding the changes that have been put forward and being involved in the decision making;
- being able to have a say in what happens in our community;

- hearing others insights and thoughts on the corridor strategy; and
- the opportunity to participate in the planning process and properly interrogate the strategy.

Governance and Administration Matters - 24 July 2018

ITEM 7.4 Classification of 263 Wangee Road, Greenacre

AUTHOR Corporate

PURPOSE AND BACKGROUND

At its Ordinary Meeting in May 2018, Council resolved to negotiate the acquisition of 263 Wangee Road, Greenacre. As Councillors agreed, the acquisition would provide Council the opportunity to expand the adjacent public car park and provide additional car parking throughout the town centre.

In June 2018, Council completed its negotiations and acquired the property.

Separate to the acquisition process, Council resolved to classify the land as *Operational Land* in accordance with the Local Government Act 1993. Operational Land is land held by Council, particularly to facilitate Council's functions, in this case being the provision of public car parking.

Having completed the required regulatory requirements prior to acquiring the property, Council can now proceed to finalising the classification process. The issues regarding the proposed outcomes for the site will be subject to a further report.

ISSUE

Following Council's resolution, on 12 June 2018 Council commenced the required public exhibition of its intention to classify the property as Operational Land. The public exhibition closed on 13 July 2018 and no objections to the proposed classification were received.

Given the above, it is recommended that Council now proceed to finalise the matter, by way of classifying its property at 263 Wangee Road, Greenacre as Operational Land pursuant to Section 31 of the Local Government Act 1993.

RECOMMENDATION

That Council classifies its land situated at 263 Wangee Road, Greenacre, as Operational Land, pursuant to Section 31 of the Local Government Act 1993.

ATTACHMENTS

Nil

POLICY IMPACT

There would be no policy impact as a result of resolving to classify the property as Operational Land.

FINANCIAL IMPACT

There would be no financial impact as a result of resolving to classify the property as Operational Land.

COMMUNITY IMPACT

Classification of 263 Wangee Road Greenacre as Operational Land is consistent with the short term leasing of the property and the medium term proposal to convert this site into additional town centre car parking.

Governance and Administration Matters - 24 July 2018

ITEM 7.5 Cash and Investment Report as at 30 June 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 June 2018.

RECOMMENDATION That -

1. The Cash and Investment Report as at 30 June 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 June 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.

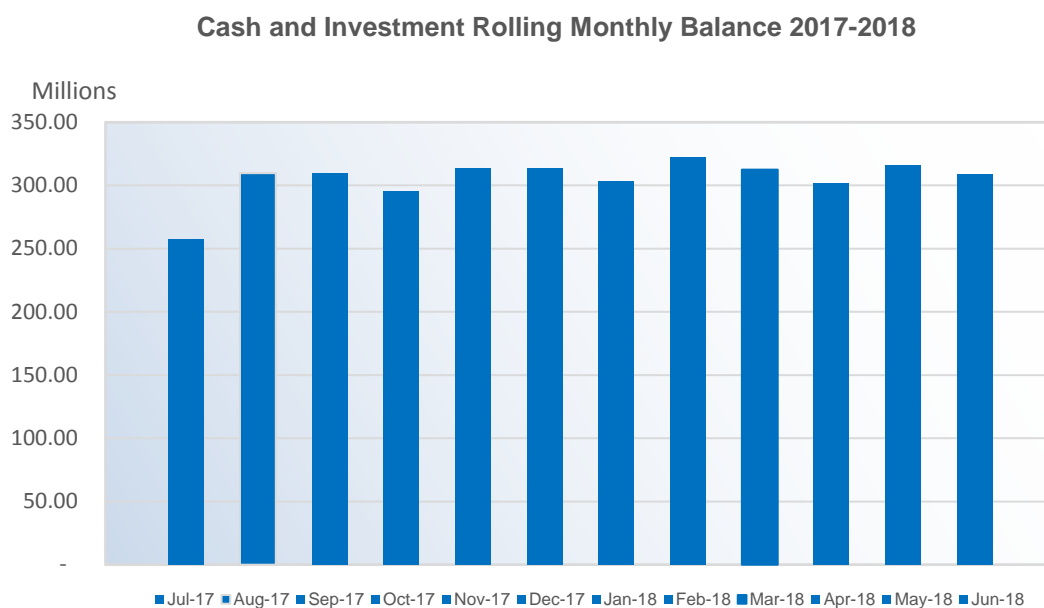
DETAILED INFORMATION

Cash and Investment Summary – as at 30 June 2018

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

Cash and Investments	\$
Cash at Bank	1,649,831
Deposits at Call	23,241,699
Term Deposits	248,623,000
Floating Rate Notes	35,223,980
Total Cash and Investments	308,738,510

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 June 2018.



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

Interest Income	June 2018 \$	Year-to-date June 2018 \$
Budget	683,083	8,197,000
Actual Interest	903,362	8,845,136
Variance	220,279	648,136
Variance (%)	32.25%	7.91%

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
Cash	8	100
Working Capital Funds (0-3 months)	10	100
Short Term (3-12 months)	18	100
Short – Medium (1-2 years)	30	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	Hurlstone Park Community Facilities	152
8.2	Review of Events Program	158
8.3	Release of Drainage Easement and Creation of a New Easement for 33 Nirimba Avenue, Narwee	166

ITEM 8.1 Hurlstone Park Community Facilities

AUTHOR City Future

PURPOSE AND BACKGROUND

The purpose of the report is to confirm councils commitment to the planning and delivery of community infrastructure in Hurlstone Park.

A community consultation session was held in November 2017 at Hurlstone Memorial Reserve (former bowling club site) to identify community aspirations for the future of the site, a subsequent report was presented to Council in December 2017.

A further discussion has been held with key community stakeholder groups in June 2018 to further progress the planning matters associated with Ewen Park and Hurlstone Memorial Reserve.

ISSUE

A number of projects in the Hurlstone Park area are in the planning phase or have previously had plans prepared. It is appropriate that we consider existing commitments as well as new opportunities, factors and budget estimates that have become available and review the existing plans.

The projects include:

1. The design and construction of a community meeting space and café in Ewen Park;
2. The recent closure and subsequent demolition of the bowling club at Hurlstone Memorial Reserve;
3. The replacement of the Lang Road Bridge;
4. Planning for the future of Marrickville Golf Course (Inner West Council);
5. The development and release of the draft GreenWay Missing Links plan;
6. Pending recommendations of the Playground and Play Space Strategic Plan; and
7. Pending recommendations of the Sports Facilities Strategic Plan.

RECOMMENDATION That -

1. Further consultation be undertaken with the community on projects as set out in this report, namely:
 - a. A revised design for a community meeting space at Ewen Park to withstand flood levels and integrate into a newly master planned Ewen Park which will consider regional links with the GreenWay.
 - b. Retain and improve Hurlstone Memorial Reserve as open space which will provide a town centre park for the Hurlstone Park community.
 - c. Confirm a design for Lang Road bridge which meets functionality and integrates into the local landscape.
 - d. Participate with Inner West Council on the future of Marrickville Golf Course.
 - e. Participate with the GreenWay to determine future connections.

ATTACHMENTS

Nil

POLICY IMPACT

The recommendations are consistent with Council's adopted position within the 2018-19 Operational Plan which recommends investigations for community infrastructure in Hurlstone Park.

FINANCIAL IMPACT

Council has funds committed in the 2018-19 budget for infrastructure works in Hurlstone Park.

COMMUNITY IMPACT

The final outcomes will have an impact on the local Hurlstone Park residents and the broader Canterbury Bankstown community. The recommendations include further consultation with the community and stakeholders to help ensure a positive outcome can be reached balancing their varied views and vision for the site.

DETAILED INFORMATION

Council currently have a number of active projects in the Hurlstone Park area that are being influenced by previously unforeseen changing circumstances. This has required a review of all current planning in Hurlstone Park. Changed circumstances that have recently occurred include access to land at Hurlstone Memorial Reserve (former bowling club) and planning with Inner West Council on the GreenWay Missing Links plan and Marrickville Golf Course masterplan. Council is also currently preparing a Playground and Play Space Strategic Plan and a Sports Facilities Strategic Plan that will also provide long term recommendations and guidance for the open space in the area.

Canterbury Bankstown staff undertook consultation in November 2017 for the former bowling club site and further discussion has been held with key community stakeholder groups in June 2018 to progress the planning matters associated with Ewen Park and Hurlstone Memorial Reserve. An outline of the projects with the latest information is listed below.

1. The design and construction of a community meeting space and café in Ewen Park:
 - Following recent community engagement it has been established the current design doesn't reflect the original desire / needs; and
 - Initial estimates indicate that earth works will cost approximately \$800,000 to comply with flood levels, this doesn't include any building works, the total cost now being well over the initial budget for a space that does not meet the needs of the various community groups.
2. The recent closure and subsequent demolition of the bowling club at Hurlstone Memorial Reserve:
 - The building has been demolished, the site will soon be open and accessible as open space for the Community; and
 - Planning for the long term future of the site will be undertaken in consultation with the community which will need to consider Ewen Park planning.
3. The replacement of the Lang Road Bridge:
 - The Greenway recently released a draft plan for the missing links which proposed an alternated Cooks River bridge crossing. For a number of different reasons, Council's preferred bridge location is still Lang Road and this was presented to a Council briefing on the 8 May 2018. Subsequently, works on the final design will continue with construction in the 2018-19 financial year.
4. Planning for the future of Marrickville Golf Course (Inner West Council):
 - Inner West Council are currently undertaking a master planning process for Marrickville Golf Course. The golf course occupies some Canterbury Bankstown Council land and interfaces with Ewen Park.
 - It is appropriate that council collaborates with Inner West Council in the development of the masterplan to ensure that the future masterplan reflects the requirements of both parties and the community.

5. The development and release of the draft GreenWay Missing Links plan:

- As highlighted above, the recently released draft missing links document, includes recommendations for Ewen Park, Cooks River and connections into Hurlstone Park that require further investigation. Council has actively been working with the GreenWay and Inner West Council on this area.

Based on the above it is proposed the following will be taken out to broader community consultation.

1. A revised design for a meeting space at Ewen Park with consideration of flood risk and integrate into a newly master planned Ewen Park which will consider regional links with the GreenWay.
2. Retain Hurlstone Memorial Reserve as open space which will provide a town centre park for the Hurlstone Park community.
3. Confirm a design for Lang Road bridge which considers future connections modified built and natural form in the vicinity of the bridge e.g. bank naturalisation.
4. Participate with Inner West Council in the preparation of a long term masterplan for Marrickville Golf Course that considers an appropriate interface and interaction of the golf active transport and passive recreation.
5. Participate with the GreenWay to determine future connections within and beyond Ewen Park and actively support Ewen Park as the convergence of the Cooks River Cycle Way, the GreenWay and the future South West Greenway

Next Steps

Undertake further engagement with the broader community, local residents and specific stakeholders for Ewen Park and Lang Road bridge before any final works are undertaken. This will take into consideration all of the above and Council's draft Playground and Play Space Strategic Plan and the Sports Facilities Strategic Plan currently being prepared.

Service and Operational Matters - 24 July 2018

ITEM 8.2 Review of Events Program

AUTHOR City Future

PURPOSE AND BACKGROUND

In November 2017 Council resolved a Mayoral Minute to undertake a review of major events previously delivered by former Canterbury and former Bankstown Councils.

An independent consultant undertook a review from February to April 2018 and in addition community consultation was also undertaken from March to June 2018 to further refine a new events program for the city.

The purpose of this report is to summarise the findings of this review and seek agreement on the calendar of upcoming major events for the period of August 2018 through to June 2019.

ISSUE

The following list is the proposed major and signature events scheduled for the period July 2018 through to June 2019.

MAJOR EVENT - Bankstown Bites – 28 July 2018

MAJOR EVENT - Christmas Program

- Carols in the Park (Wiley) – 2 December 2018
- Padstow Carols – 9 December 2018
- The CBD Christmas Lighting Project – 30 November 2018
- The Town Centre Decorations funding Program – December 2018

MAJOR EVENT - Summer Series

- Australia Day – 26 January 2019
- Lunar New Year – 9 February 2018 (Lunar New Year commences 5 Feb)

SIGNATURE EVENT - Ramadan 2019

- Haldon Street Festival – will form the launch of the Ramadan month long festival
- Ramadan 2019 – held between 5 May and 4 June 2019

SIGNATURE EVENT – NEW - To be developed

- Invictus Games - 2018

Part of the event delivery process is to have an evaluation report written after every event. These findings will guide future refinement of the major events calendar each year to develop the above programs.

RECOMMENDATION That -

1. That the calendar of major events for the period of August 2018 through to June 2019 be adopted.
2. Further refinement of the major events calendar to be carried out at the completion of each event and improvements considered as part of the 2019/20 Operational Plan.

ATTACHMENTS

Nil

POLICY IMPACT

The provision of the events program is consistent with current Council policies.

FINANCIAL IMPACT

The proposed new events program will be funded from within the existing events allocation in the 2018/19 Operational Plan. For future years there will be budget bids made to further develop the calendar as part of the budget process. These additional costs may be supplemented with sponsorship.

COMMUNITY IMPACT

Community consultation results showed that resident's valued cultural elements of events including experiencing a variety of food and bringing people of different cultures together. It is anticipated that an invigorated Event Calendar including both traditional and innovative new events will provide greater community benefits for our community and visitors.

DETAILED INFORMATION

Council resolved a Mayoral Minute at the Ordinary Council meeting on 28 November 2017 to undertake an Events Review of major events previously delivered by former Canterbury and former Bankstown Councils.

An independent consultant was engaged from February to April 2018. The findings of the review recognised the current events portfolio was a legacy of the two former LGA's respective events programs. The events were:

- Bankstown Bites (former Bankstown)
- Campsie Food Festival (former Canterbury, biannual)
- Lighting of the Tree (former Bankstown)
- Ramadan (former Canterbury)
- Haldon Street (former Canterbury, biannual)
- Wiley Park Carols (former Canterbury)
- Australia Day (former Bankstown)
- Lunar New Year (former Bankstown)

While the former Councils had run these events for several years the review noted that they were not informed by any consistent strategic framework. It concluded that a new events program was required within the context of Council's new CBCity 10-year Community Strategic Plan, and its core vision: Canterbury Bankstown is *thriving, dynamic, real*. The findings from the Independent Review also found that:-

- There is no clear purpose of current events by either strategy or community
- The program is not effectively spread over the year
- There is no clear hierarchy of events
- There is little effective monitoring of event success

Community consultation was also undertaken from March to June 2018 to seek feedback on the level of knowledge of the community on the events program and what the community considered to be important in any future events activities. This included:

- Telephone survey - 700 people by independent consultant
- Pop up face to face engagement - 95 conversations with 40 completed surveys
- E-newsletter
- Have Your Say website

The consultation found that:

- 'Ramadan celebration' (15%) and the 'Haldon Street Festival' (14%), had the highest attendance levels of those surveyed
- Cultural elements of events are valued by the majority of residents, with 48% of respondents stating that they enjoyed 'the variety of food and experiencing food from different cultures'
- Only 53% were 'likely' to attend a 'large scale city wide event'.
- 91% respondents stated that they prefer to 'stay at home/friends for a BBQ' to celebrate Australia Day

This information was used to further refine a new events program for the city.

New Events Program

The New Events program for Canterbury Bankstown is proposed to be based on:

1. New Hierarchy of:
 - Signature Events: Unique to the City, Event not undertaken by other Councils, Clear brand awareness
 - Major Events: City wide event
 - Community Events: local or targeted activities
2. Better programing aligned to the seasons (prevent grouping)
3. Review of Australia Day
4. Review Christmas program
5. Development of a new 'Unique to Canterbury Bankstown' Signature Event (Invictus Games in 2018)

This would result in the delivery of the following:

Level	Hierarchy	Theme	
December	Major	Christmas	Wiley Carols Padstow Carols Bankstown CBD lighting Town Centre decoration grant funding
January – February	Major	Summer Series	Lunar New Year Australia Day
March - May	Signature	Ramadan	Haldon St festival reworked into the Ramadan event
June-August	Major	Food	Bankstown Bites
September - November	Major (future Signature)	Spring	Invictus Games in 2018 while this is developed

In addition, a range of smaller Community Events would continue to be undertaken such as:

- Harmony Day
- Seniors Week
- Youth Week
- White Ribbon Day
- Walk for Respect

These smaller events, while not part of the Major Events Program, are still recognised as being important to the delivery of interesting and valuable celebrations and gatherings.

Other major events previously held, such as Campsie Food Festival and Australia Day at the Pools would no longer be carried out under the new Program. It is to be noted that Campsie Food festival would not have been held until 2020 as the former Council had set this as a bi-annual event. The new events Program is provided in more detail below

Christmas Program – MAJOR EVENT

- **Carols in the Park – 2 December 2018**
Carols in the park held at the Wiley Park Amphitheatre – a family fun night with fireworks.
- **Padstow Carols – 9 December 2018**
Council to provide support to the Carols in the park– a family event with fireworks.
- **The CBD Christmas Lighting Project – 30 November 2018**
New decorations and lighting of the Bankstown CBD.
- **The Town Centre Decorations funding Program – December 2018**
While not an event, it is noted that Council will also develop a funding program for interested businesses within Town Centres to part fund Town Centre Christmas decorations.

Summer Series – MAJOR EVENT

- **Australia Day – 26 January 2019**
The survey results showed that 91% of local residents stated they connect with family and friends for a BBQ or go to the beach however it did indicate there was the ability to attract people in the evening. Based on these findings it is proposed to hold a Twilight Australia Day event running from 6pm – 9pm culminating with a fireworks display.

It is proposed that the twilight event will be held at Belmore Oval in year one and a review with the option to move locations around the city in subsequent years.

- **Lunar New Year – 9 February 2018 (Lunar New Year commences 5 Feb)**
Held in Saigon Place in Bankstown CBD. Canterbury-Bankstown's 13th annual Lunar New Year Festival will be held in Saigon Place, Bankstown CBD. 2019 is the year of the Pig.
- **Summer activities**
Future years would see the introduction of small community activities through the LGA.

Ramadan 2019 – SIGNATURE EVENT

- **Haldon Street Festival – will form the launch of the Ramadan month long festival**
The festival transforms Haldon Street Lakemba into an Arabian Bizarre. 100 stalls, a street parade and an entertainment stage, camels, an animal farm and other activities for children.

- **Ramadan 2019 – held between 5 May and 4 June 2019**

New Signature Event

- **Invictus Games – 2018**

It is recommended that Council run an event in conjunction with 5 local clubs to support Invictus games which supports wounded service personnel.

A new signature event to be created to be delivered in Spring 2019.

The new program of events will deliver better value to the community within the existing resources and has the potential to develop and expand delivering a unique experience for residents and visitors to the City.

Service and Operational Matters - 24 July 2018

ITEM 8.3 Release of Drainage Easement and Creation of a New Easement for 33 Nirimba Avenue, Narwee

AUTHOR Planning

PURPOSE AND BACKGROUND

Development Consent (DA 267/2015 and 267/2015/1) for 33 Nirimba Avenue, Narwee requires the release of an existing Drainage Easement and creation of a new Easement to Drain Water as outlined in this report.

ISSUE

Council is required to consent to the release of redundant Drainage Easement 1.83m wide and creation of an Easement to Drain Water at 33 Nirimba Road, Narwee.

RECOMMENDATION

That Council consent to the release of the Drainage Easement 1.83m wide and creation of a new Easement to Drain Water 1.83m wide at 33 Nirimba Road, Narwee.

ATTACHMENTS [Click here for attachment](#)

- A. 33 Nirimba Ave Narwee - existing easement location

POLICY IMPACT

This report has no policy implications.

FINANCIAL IMPACT OF RECOMMENDATIONS

This report has no financial implications for Council as costs will be covered by the applicants.

COMMUNITY IMPACT

This report does not impact on the community.

DETAILED INFORMATION

33 Nirimba Road, Narwee

Development consent was issued for 33 Nirimba Avenue, Narwee for the Demolition of Existing Structures and Construction of an Attached Dual Occupancy, detached outbuildings on each lot and Torrens Title Subdivision.

The development was proposed over the existing Drainage Easement 1.83m wide, located diagonally through the property, draining the upstream catchment. The developer has applied to Council to relocate the existing pipeline and easement and the construction of a new diversion stormwater pipe within the site. The Council Development Consent granted approval for the developer to remove and relocate the drainage pipeline and required the developer to create a new easement over the new pipeline to benefit the Council.

A new 525_{mm} diameter diversion stormwater pipeline was constructed by the developer, therefore rendering the existing Drainage Easement redundant. The redundant easement is highlighted in Attachment A.

The developer is proposing to create a new Easement to Drain Water 1.83m wide which will be submitted to Council for endorsement. This is a requirement of the Development Consent and must be completed at the time of subdivision of the land. The developer will also provide Council with the requisite easement release documents either as a separate application or with the subdivision of the land, upon the Council Resolution to do so.

As the existing Drainage Easement is now redundant and a new Easement to Drain Water is to be created, it is reasonable to proceed with the endorsement of the relevant easement release and creation documents which will release the existing Drainage Easement 1.83m wide and create a new Easement to Drain Water 1.83m wide at the time of application.

9 COMMITTEE REPORTS

The following item is submitted for consideration -

- | | |
|---|-----|
| 9.1 Minutes of the Canterbury Bankstown Traffic Committee Meeting held
on 10 July 2018 | 172 |
|---|-----|

Committee Reports - 24 July 2018

ITEM 9.1 Minutes of the Canterbury Bankstown Traffic Committee Meeting held on 10 July 2018

AUTHOR Operations

PURPOSE AND BACKGROUND

Attached are the minutes of the Canterbury Bankstown Traffic Committee meeting held on 10 July 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 10 July 2018 be adopted.

ATTACHMENTS [Click here for attachment](#)

A. Minutes of the Traffic Committee Meeting 10 July 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 -

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Notice of Motions & Questions With Notice - 24 July 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 June 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 Motion Table
- B. Correspondence relating to Notice of Motions
- C. Questions with Notice Table

Notice of Motions & Questions With Notice - 24 July 2018

ITEM 10.2 Sydenham to Bankstown Metro Inquiry

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

“The Council shall provide a report back to Council at the next Ordinary meeting on conducting an inquiry into the effects of the Government’s proposed conversion of the T3 line to a Metro on the residents and businesses of Canterbury-Bankstown.

An enquiry would engage a retired judge or senior counsel to conduct an inquiry into the effects of the NSW Government’s proposed conversion of the T3 line to a Metro on the residents and businesses of Canterbury-Bankstown.

Specifically, the inquiry shall examine:

1. The extent of any inconvenience and delay and cost caused to commuters during the construction period as they are forced to use alternative transport.
2. The nature and extent of any loss of trade for business adversely affected during the construction period.
3. The number of residents likely to be affected by any construction through noise, dislocation, altered traffic and pedestrian arrangements and any other negative effects.
4. What compensation, if any, is available and should be paid to residents and businesses for the disruption and losses they may suffer during construction.
5. Whether any Council land is likely to be used or acquired either during construction or permanently as a result of the Metro.
6. The costs and effect on Council and/or residents of any land required to be used in the construction of the Metro.
7. The cost shifting and burden placed on council to improve and update future amenities as a result of the Metro including the need for more commuter carparks, town centre upgrades and the potential loss of green space.
8. The economic and social impact of removing permanently direct city access for thousands of commuters including additional travel times required both during and after construction.

The inquiry would need to commence ASAP.

The inquiry would take public submissions, view affected areas and shall be empowered to use the resources of Council to conduct its inquiry.

As part of the Inquiry legal proceedings should be considered as a means of demanding that prior to any signing of contracts an adequate assessment is completed into the serious economic and social implications to both council and the community at large of converting the T3 line into a Metro”.

BACKGROUND

Canterbury Bankstown Council is extremely concerned that the NSW State Government’s proposed conversion of the T3 line to a Metro will have a deleterious effect on the residents and businesses of Canterbury-Bankstown both during its construction and beyond.

The Glossy brochures provide scant details on the impacts on the local community of the Bankstown Sydenham Metro.

Notice of Motions & Questions With Notice - 24 July 2018

ITEM 10.3

On-Street Parking around Canterbury Hospital

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

“That Council consult with residents surrounding the Canterbury Hospital with respect to introducing timed parking.”

BACKGROUND

Like all hospitals, Canterbury Hospital sees a lot of visitors park in the immediate surrounds which can have an impact on congestion in the surrounding neighbourhoods.

Subject to the interest of surrounding residents timed parking might alleviate many of the congestion problems and also reduce desirability for their use by hospital visitors.

I am requesting Council consult with residents surrounding Canterbury hospital with respect to the introduction of timed parking with streets to include:

- Tudor Street, Belmore
- Fletcher Street Campsie (part)
- Beaumont Street Campsie (part)
- Mckern Street Campsie (part)
- Claremont Street Campsie (part)
- Palmer Street Belmore

Of course through our normal processes the results of this engagement will be reported back to our Local Traffic Committee and I look forward to seeing the views of these local residents.

Notice of Motions & Questions With Notice - 24 July 2018

ITEM 10.4 Secondary Dwellings

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

“That the NSW State Government recognises the significance of secondary dwellings and includes secondary dwellings as a form of housing that contributes to the overall housing supply and that these be counted towards Council’s housing target under the South District Plan.”

BACKGROUND

In 2009, the NSW Government introduced the Affordable Housing State Environmental Planning Policy (the Policy). The underlying aim of the Policy was to increase the supply and diversity of affordable rental and social housing. Among other initiatives, the Policy permitted ‘secondary dwellings’ also known as granny flats as a complying development category in residential zones.

The introduction of secondary dwellings as a complying development category was designed to facilitate infill suburban development through small scale dwellings up to 60 square metres in area. Traditionally, secondary dwellings were simple outbuildings that accommodated an aging parent or acted as an extra room for a teenage child.

The new form of secondary dwellings have however taken on a completely new role and are now a legitimate form of housing for whole families. Although they cannot be subdivided and must form part of a primary dwelling, their impacts on the local community do not differ from an ordinary dwelling.

In the ten years to 2016, Canterbury Bankstown grew by 10,821 dwellings with over half this being in the form of flats, units or apartments. This is ordinary growth planned for across the City subject to merit assessment and factored in as part of Council’s growth projections and allocation of resources for services and facilities. This is not the issue.

A research report released only last month commissioned by Southern Sydney Regional Organisation of Councils and prepared by the University of NSW City Futures Research Centre, provides that in the period between July 2007 and June 2017, 8,212 secondary dwellings were constructed across the SSROC region comprising 10 council areas. Canterbury Bankstown accounted for 52 per cent meaning over 4,000 secondary dwellings were constructed within Canterbury Bankstown with a majority across the former Bankstown area over the last decade. This is over and above the 10,821 dwellings identified above.

Given the State government includes 1 or 2 bedroom villas, townhouses and units as a dwelling that contributes toward housing targets, there is no logical reason for the State Government to not recognise the contribution to overall housing targets delivered by secondary dwellings. This is not to say however that secondary dwellings are an appropriate form of housing or even that they positively contribute to the fabric of our community.

Secondary dwellings can accommodate whole families which results in the same level of demand on local services, facilities, open space and on-street parking when compared to detached dwellings. However, secondary dwellings are not required to provide a parking space or meaningful open space. The impact of this cumulative growth is unplanned pressure on our infrastructure and services. This was Council's exact concern with the Government's medium density housing code, a theme you would expect the Government not to follow given the community outrage it has been dealt with.

In an excerpt from the study prepared by the UNSW City Futures Research Centre:

...the volume of approvals raise a number of broader planning related issues. This kind of incremental growth in dwelling is not generally factored in planning for growth across the Sydney region. In the case of Canterbury-Bankstown where secondary dwellings account for 31% of dwelling growth between 2006 and 2017, this figure represents a substantial contribution to dwelling stock levels.

While this may be viewed as beneficial to delivering dwelling growth, if it has not been factored in growth estimates and not form part of local infrastructure and service planning, then this represents a significant black spot in the planning process. Additional pressures on public transport, schools, local amenities and facilities, water infrastructure and road networks are likely to result without any plan in place to address additional demand.

Ref: A research report commissioned by Southern Sydney Regional Organisation of Councils (SSROC), June 2018, pg.18

Based on the above, I call on the NSW Government to formally count secondary dwellings as part of its ordinary dwelling contributions toward housing targets and that Council write to the Minister for Planning seeking this inclusion commence from the start of the 2018/19 financial year.

Notice of Motions & Questions With Notice - 24 July 2018

ITEM 10.5 Regional Illegal Dumping Squad

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

“That a briefing be provided to Council on the current activities of the Regional Illegal Dumping Squad.”

BACKGROUND

I am proud that Canterbury Bankstown is leading the way in Local Government in its management of illegal dumping. Council hosts the Regional Illegal Dumping (RID) Squad for Sydney who specialise in combating and preventing illegal dumping. As a result of our highly successful team we are catching more dumpers than ever before, keeping our town centres, parks and bushland clean.

Despite their success, some people still use our streets as their private rubbish tip. Illegal dumping continues to be a major problem for Council and costs taxpayers hundreds of thousands of dollars each year. I understand the RID Squad is implementing a range of new programs targeting these criminals to catch dumpers anywhere, any time. I am requesting Councillors be given a briefing of the current activities being undertaken by the RID Squad to keep our City clean

Notice of Motions & Questions With Notice - 24 July 2018

ITEM 10.6 Installation of Public Lighting at Band Hall Reserve in Birrong

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

“That Council investigate the installation of appropriate public lighting at Band Hall Reserve.”

BACKGROUND

I have recently been approached by residents in the Birrong area who have shared with me their support for the installation of lights at Band Hall Reserve.

Band Hall Reserve is a popular dog park that has seen facilities for dogs and their owners recently installed by Council. This is a wonderful facility combining an expansive open area with obstacles for agility training.

As our City continues to grow, density increases and neighbourhoods lose their intimacy, these facilities often present as the place where people meet, new friendships are born and from that the sense of community grows; a community connected by shared passions and not necessarily who lives next door.

However, in the short days of winter, often when many of us are still on our way to or from work in darkness, the communities these places support are forced into a hibernation of sorts, as users feel uncomfortable and in some situations unsafe, in the dark.

The issue of public safety though is complex and I would not wish to see an unintended consequences or a false sense of security introduced in the name of good intentions.

This is why I am requesting that Council investigate the installation of lighting at Band Hall Reserve, with Crime Prevention Through Environmental Design principals front of mind, so that this community can flourish safely throughout the year.

Notice of Motions & Questions With Notice - 24 July 2018

ITEM 10.7 Youth Facilities and Services

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

“That -

1. Council undertake a targeted survey of youth facilities and services provided in the Canterbury Bankstown LGA to primarily identify:
 - What services and facilities are working well; and
 - Prioritise addressing any gaps in service delivery to meet the needs
2. Further that the findings and information from this survey be used in the preparation of the Canterbury Bankstown Youth Plan 2018- 2022”.

BACKGROUND

Canterbury Bankstown Council is committed to positively influencing the environment of young people by providing support in areas such as health, education, welfare, work and safety whilst providing positive opportunities for all young people in the local government area to access a range of programs, services and facilities in an inclusive and responsive approach.

Council cannot and does not do this alone and I applaud the co-operation and collaboration of the many Non- Government Youth Service Organisations in providing and improving access to such a diverse range of much needed services and facilities for our young people.

These services are absolutely critical in underpinning the physical, emotional and mental well-being of our young people and their families and I call on the State Government to not only continue funding these ‘Youth Programs’ beyond the June 2019 deadline many organisations are being faced with but to expand its funding to local organisations for targeted youth programs across NSW.

I will continue my strong advocacy and support for the young people of Canterbury Bankstown and the much needed range of services, facilities and programs to achieve this.

I look forward to development and completion of the Canterbury Bankstown Youth Plan 2018 -2022 as a foundation for the future direction of these services.

Notice of Motions & Questions With Notice - 24 July 2018

ITEM 10.8 Additional Household Chemical & E-Waste Collection Days

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

“That Council write to the NSW State Government demanding that they provide increased funding to Local Government from the NSW Waste Levy to fund much needed additional household chemical and electronic waste collection days to the community.”

BACKGROUND

Both household hazardous waste and electronic waste have the potential to be a major environmental issue in our City if not managed and disposed correctly. The occurrence of these items being dumped can pose risks to our stormwater systems, waterways, bushland, local fauna and community health and safety.

There is also a significant value in capturing these resources to reprocess and recycle them into new goods. Preventing these items from reaching landfill is a positive step in maximising the recovery of valuable resources.

Council has long provided bi-annual household chemical collection days and electronic waste collection days to all residents at nominated collection locations in Condell Park and Campsie. These are very popular with the community as they enable residents to dispose of household waste such as paints, oils, car batteries, TV's computers, gas bottles, cleaning products, pool and hobby chemicals and the like in a safe and environmentally responsible manner. However, household chemical and electronic waste collection days require funding to make them happen.

The NSW Government collected over \$730 Million last year from a waste levy. Over \$11 million comes from the garbage from Canterbury-Bankstown's residential waste bin alone. Since 2011 the Waste Levy has doubled from \$70.30 to \$141.20 per tonne. Despite this dramatic increase the Government returns only a small fraction of this money back to Council to implement much needed waste minimisation, dumping and litter activities.

Therefore, I call upon the State Government to return a greater share of the levy funding to provide an increase to the number of household chemical and electronic waste collection days to the community. This will deliver a much needed service to our community, help reduce dumping and waste entering our environment, as well as reduce the costs to our community.

Notice of Motions & Questions With Notice - 24 July 2018

ITEM 10.9

Ramadan

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

“That as part of its post event review, Council investigate options and costs for lighting, traffic management and other event promotion for 2019 Ramadan and this be reported back to both the Ramadan Reference Group and Council to consider”

BACKGROUND

The Lakemba Ramadan celebrations have grown year on year and have become a fundamental event for our City.

Ramadan 2018 was extremely successful and record numbers of attendees travelled from all over the greater Sydney area to attend and experience the event.

The feedback from the 2018 event was extremely positive and allowed a greater number of people to enjoy this special time of year.

Following Ramadan 2018 the Ramadan Reference Group held a debrief on how to improve this unique event and staff are undertaking other post event reviews, including for traffic and parking. There are a number of opportunities to continue developing this into an event the entire City can be proud of. Some of these opportunities for improvement include lighting, traffic management and other promotional opportunities.

I ask that investigations be undertaken and be reported back to Council.

Notice of Motions & Questions With Notice - 24 July 2018

ITEM 10.10

Community Sponsorship Program for Refugees

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

“That -

1. Council supports and calls on the Federal Government to expand and improve the Community Sponsorship Program for refugees.
2. Council calls on the Federal Government to end off-shore processing of refugees and bring the remaining refugees on Manus and Nauru to Australia for re-settlement.
3. Council’s Diversity Reference Group investigate the current support services for refugees in our Community, identifying any gaps and areas for improvement.
4. Council reaffirms its status as a ‘Refugee Welcome Zone’”.

BACKGROUND

Both the former Canterbury and Bankstown Councils have a long history of committing to supporting and indeed welcoming refugees into our Community.

As we are now one, it seems an appropriate time to once again reaffirm this commitment to Australia’s newest arrivals, continuing this long history of inclusiveness. We are now the largest Council by population, and third in the number of refugees that call our City home, behind Liverpool and Fairfield. Both the former Councils were “Refugee Welcome Zones” and the former Bankstown Council was the first Council to sign the Refugee Council of Australia’s Refugee Charter in 2008.

The Federal Government’s approach to refugees has been, to say the least, disappointing; the off-shore processing in Nauru and on Manus Island is barbaric and I look to my colleagues, to Council, in the name of humanity, to call on the Federal Government to end off-shore processing and bring the remaining refugees to Australia.

It has been reassuring however to see programs like the Community Sponsorship Program reach out to refugees and other new arrivals to our shores, and begin to make those connections that a functioning society needs: employment, education, community. I believe though that more can be done and that this Program should be expanded as too many now fall through the cracks, becoming isolated and disengaged; once again I look to Council to call on the Federal Government to expand and improve this Program.

In respect of this and acknowledging that there may be a role for every level of Government, I would request that the Council's Diversity Reference Group investigate the current support services for refugees in our City, identify any gaps that are within the Council's jurisdiction and priority actions or programs be identified for consideration in future Operating Plans.

I am aware of a number of excellent initiatives already in place either conducted or auspiced by Council, such as the recently held "Navigating the Changing Landscape with Refugees" which was held as part of the Canterbury Bankstown Refugee Week Forum; again though, I believe there's more here that we can do as a Council and as a Community.

Notice of Motions & Questions With Notice - 24 July 2018

ITEM 10.11 Recognising our Diversity in Council's Cultural Plan

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

“That, as part of the development of Council’s 10-year *Cultural Plan*, it specifically explore actions and priorities that aim to bring together diverse cultures, cultural practices and communities and advance the liveability and quality of life.”

BACKGROUND

Canterbury Bankstown Council consists of some of the most diverse communities in Australia. Australia’s 30 most diverse suburbs include Belmore, Regents Park, Bankstown and Canterbury. In the recent census, 34% of people in Australia recorded that both their parents were born overseas.

The diversity of people and cultures in Canterbury Bankstown is a great strength, but a flourishing community depends on the connections and networks built between different groups of people. Cultural planning is important as it can assist in bridging these connections within the Council’s diverse community. It brings together different groups in public celebrations and events, reflects the stories and heritage of people, and mobilises artists in creative activities. Examples could include strengthening multiculturalism through art, sport, festivals and highlighting our valuable built and natural heritage.

To that end, Council’s community can benefit from a Plan which not only celebrates the unique cultural identity, but promotes the collaboration and fusion of different cultures to create places, promote social and economic development, as well as enhance the community’s quality of life.

11 QUESTIONS FOR NEXT MEETING

12 CONFIDENTIAL SESSION

12.1 T48-18 Provision of Security Services

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 Item 12.1 in confidential session for the reasons indicated:

Item 12.1 T48-18 Provision of Security Services

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.