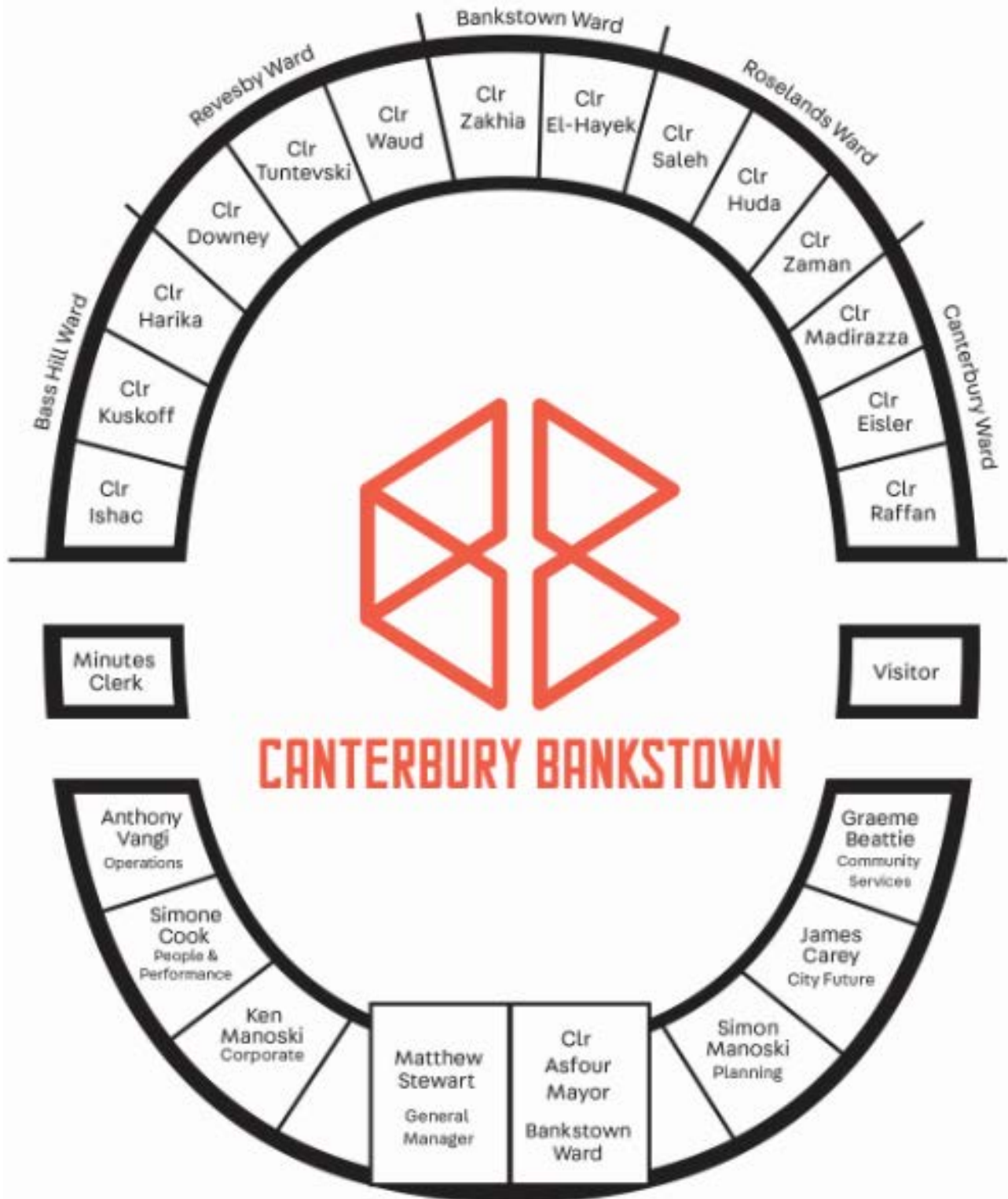




AGENDA FOR THE ORDINARY MEETING

25 September 2018

Gallery



ORDER OF BUSINESS

1	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	5
1.1	Minutes of the Ordinary Meeting of Council of 28 August 2018	7
2	LEAVE OF ABSENCE.....	27
3	DECLARATIONS OF PECUNIARY INTEREST OR NON-PECUNIARY CONFLICT OF INTEREST.....	29
4	MAYORAL MINUTES	31
4.1	CB City - Where it Rains Awards	33
4.2	City Possible	35
4.3	Support for Legal Challenge to Low Rise Medium Density Housing Code	37
4.4	Australia Day Awards	39
4.5	Local Community Based Donations	41
4.6	Vale Pam Gavin	42A
5	PLANNING MATTERS	43
5.1	Planning Proposal: 5-9 Croydon Street, Lakemba	45
5.2	Planning Proposal: 297–299 Canterbury Road,Revesby	59
5.3	Accelerated LEP Project Plan	71
6	POLICY MATTERS.....	77
6.1	Commercial Use of Footways Policy	79
6.2	Draft Heritage Incentives Policy	85
7	GOVERNANCE AND ADMINISTRATION MATTERS	91
7.1	Stronger Communities Fund - Progress Report	93
7.2	Review of Councillor Expenses and Facilities Policy	99
7.3	Cash and Investment Report as at 31 August 2018	103
7.4	Local Government NSW Request for Contribution to Legal Costs on behalf of City of Sydney Council, North Sydney Council and Bayside City Council	107
8	SERVICE AND OPERATIONAL MATTERS	109
8.1	Playgrounds and Play Spaces Strategic Plan	111
8.2	Food Recovery Research from the Household Waste Stream	117
8.3	Gross Pollutant Traps Review	123
9	COMMITTEE REPORTS	129
9.1	Minutes of the Liveable City Advisory Committee meeting held on 16 August 2018	131

9.2	Minutes of the Prosperity & Innovation Advisory Committee meeting held on 29 August 2018	133
9.3	Minutes of the Social Inclusion Advisory Committee meeting held on 4 September 2018	135
9.4	Minutes of the Audit, Risk and Improvement Committee held on 13 June 2018	137
9.5	Minutes of the Canterbury Bankstown Traffic Committee Meeting held on 11 September 2018	139
10	NOTICE OF MOTIONS & QUESTIONS WITH NOTICE	141
10.1	Notice of Motions and Questions with Notice	143
10.2	Establishment of Alcohol Prohibited Area - Revesby Skate Park	145
10.3	Engaging with Lebanon - National Men's Football Team	147
10.4	Resilient Sydney - Get Prepared Emergency Management App	149
10.5	Removing Illegal Posters	151
10.6	Exemption of Waste Levy from Asbestos	153
10.7	Bankstown Airport - Masterplan Briefing	155
10.8	Illegal Tree Removals	157
11	QUESTIONS FOR NEXT MEETING.....	159
12	CONFIDENTIAL SESSION.....	161
12.1	T48-18 - Provision of Security Services	
12.2	T06-19 Parry Park Playing Surface Upgrade	
12.3	Briefing Paper – T79-18 Tender Evaluation Update for Waste and Resource Recovery Processing and Disposal Services (General Waste)	

1 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The following minutes are submitted for confirmation -

1.1 Minutes of the Ordinary Meeting of Council of 28 August 20187

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

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

APOLOGIES: Clr Saleh

HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.02 P.M.

REF: CONFIRMATION OF MINUTES

(307) CLR. MADIRAZZA:/CLR. RAFFAN

RESOLVED that the minutes of the Ordinary Council Meeting held on 24 July 2018 be adopted.

- CARRIED

SECTION 2: LEAVE OF ABSENCE

(308) CLR. EL-HAYEK:/CLR. HUDA

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

- CARRIED

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

In respect of Item 8.1 – 2018-2019 Community Grants & Events Sponsorship Program, Clr El-Hayek declared a significant, Non Pecuniary Conflict of Interest due to an applicant for a community grant having an association with his employer and indicated he would not participate in considering the matter and would vacate the chamber.

In respect of Item 4.7 – Local Community Based Donations, Clr Tuntevski declared a non-significant, Non Pecuniary Conflict of Interest as he is a member of Revesby Toast Masters and indicated it would not affect his consideration of the matter and he will remain in the chamber.

In respect of Item 8.1 – 2018-2019 Community Grants & Events Sponsorship Program, Clr Huda declared a significant, Non Pecuniary Conflict of Interest as he is a Board Member of the Riverwood Community Centre who applied for a community grant and indicated he would not participate in considering the matter and would vacate the chamber.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

In respect of Item 4.7 – Local Community Based Donations, Cllr Raffan declared a non-significant, Non Pecuniary Conflict of Interest as her employer is supporting the fundraising activities of “Youth off the Streets” and indicated it would not affect her consideration of the matter and she will remain in the chamber.

SECTION 4: MAYORAL MINUTES

ITEM 4.1 DROUGHT ASSISTANCE
(309) CLR. ASFOUR

RESOLVED that Council support our Sister Regional Councils – Broken Hill and Cobar and provide financial assistance in the amount of \$10,000 to support measures to assist those communities.

- CARRIED

ITEM 4.2 A NEW VOICE FOR OUR CITY
(310) CLR. ASFOUR

RESOLVED that Council form a “CBCity Leaders Group” consisting of successful business and strategic partners to support and promote the City of Canterbury Bankstown.

- CARRIED

ITEM 4.3 LIBRARY FINES
(311) CLR. ASFOUR

RESOLVED that Council trial the waiving of library fines in our nine Library and Knowledge Centres from 2 October 2018 until 30 June 2019, so long as patrons return their borrowed resources.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

ITEM 4.4 CAPITAL WORKS INTERACTIVE MAPPING TOOL

(312) CLR. ASFOUR

RESOLVED that Council note the introduction of the “Capital Works Interactive Mapping Tool” which will inform residents of Capital Works projects being undertaken across the LGA.

- CARRIED

ITEM 4.5 NSW ELECTORAL FUNDING LAWS

(313) CLR. ASFOUR

RESOLVED that Council prepare a submission to the NSW State Government’s Joint Steering Committee on Electoral Matters opposing the recently introduced new electoral funding laws.

- CARRIED

ITEM 4.6 ASSISTANCE FROM MEMBERS OF PARLIAMENT

CLR HUDA TEMPORARILY VACATED THE CHAMBER AT 6.35 PM AND RETURNED AT 6.42 PM.

(314) CLR. ASFOUR

RESOLVED that Council survey residents of the Banks electorate seeking their support for the Member for Banks, Mr David Coleman to ensure his Federal Government restores the millions of dollars in Financial Assistance Grants lost to the Canterbury Bankstown Community as a result of his Governments indexation freeze.

- CARRIED

ITEM 4.7 LOCAL COMMUNITY BASED DONATIONS

IN RESPECT OF ITEM 4.7 – LOCAL COMMUNITY BASED DONATIONS, CLR TUNTEVSKI DECLARED A NON SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST AS HE IS A MEMBER OF REVESBY TOAST MASTERS AND INDICATED IT WOULD NOT AFFECT HIS CONSIDERATION OF THE MATTER AND HE WILL REMAIN IN THE CHAMBER.

IN RESPECT OF ITEM 4.7 – LOCAL COMMUNITY BASED DONATIONS, CLR RAFFAN DECLARED A NON SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST AS HER EMPLOYER IS SUPPORTING THE FUNDRAISING ACTIVITIES OF “YOUTH OFF THE

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

STREETS" AND INDICATED IT WOULD NOT AFFECT HER CONSIDERATION OF THE MATTER AND SHE WILL REMAIN IN THE CHAMBER.

CLR TUNTEVSKI TEMPORARILY VACATED THE CHAMBER AT 6.42 PM.

(315)

CLR. ASFOUR

RESOLVED that

1. Council support the request from All Saints Grammar in their attempts to raise funds to rebuild an orphanage home to 65 orphans that was destroyed by bushfires in Greece and donate \$500 towards this cause.
2. Council support the request from Revesby Toastmasters for financial assistance and donate \$500.
3. Council support the request from Punchbowl Boys High School for student Sonny Liu who has been accepted to the 2018 US Field Studies and Space Academy Program and donate \$500 towards Sonny's cost of participating.
4. Council support the request from the Torch for their Charity Golf Day to be held in October and become a Gold Sponsor to the value of \$1,000.
5. Council support the request from Beautiful Minds Bankstown who will be hosting a Charity Games Night on 8 September to raise funds for Banks House and Bankstown Mental Health Community and donate \$500 towards their fundraising.
6. Council support the request from Anoujoum magazine who will be holding its third Najm Anoujoum, a singing contest to promote Arabic song and purchase a Silver Sponsorship package to the value of \$3,000.
7. Council support the request from United Services Union who will take part in a sleep out on 31 August to raise funds for "Youth off the Streets" and donate \$1,000 to this event.
8. Council support the request from the El Mina Association and donate a further amount of \$53.50 in support of their seminar held in the Bankstown Library and Knowledge Centre on 10 August 2018.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

SECTION 5: PLANNING MATTERS

ITEM 5.1 VOLUNTARY PLANNING AGREEMENT: 749-757 CANTERBURY ROAD, BELMORE
(316) CLR. ISHAC:/CLR. ZAKHIA

RESOLVED that

1. The exhibited draft Voluntary Planning Agreement for 749-757 Canterbury Road, Belmore be endorsed and the necessary steps taken to execute the relevant document.
2. The General Manager be given delegation to make minor mapping and wording changes to the document, so long as these do not alter the intent or substance of the deed.

- CARRIED

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

Against:- Nil

ITEM 5.2 REPORTING OF (1) 2017/18 FINANCIAL YEAR PERFORMANCE FOR PROCESSING OF DEVELOPMENT APPLICATIONS, (2) DEVELOPMENT APPLICATIONS APPROVED WITH A CLAUSE 4.6 VARIATION FOR THE PERIOD 1 APRIL TO 30 JUNE 2018, AND (3) CURRENT PLANNING RELATED APPEALS CURRENTLY BEFORE THE LAND AND ENVIRONMENT COURT

(317) CLR. HUDA:/CLR. RAFFAN

RESOLVED that the contents of this report be noted.

- CARRIED

ITEM 5.3 SYDENHAM TO BANKSTOWN URBAN RENEWAL CORRIDOR UPDATE

CLR TUNTEVSKI RETURNED TO THE CHAMBER AT 6.45 PM.

(318) CLR. ZAKHIA:/CLR. DOWNEY

RESOLVED that

1. Arising from the letter from the Minister for Planning dated 25 July 2018, Council officers seek clarification from the Department of Planning and Environment on the direction of the strategy, detailed Precinct Planning and the role of Council and the community moving forward.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

2. Council officers also seek confirmation that the Department of Planning and Environment commit adequate funding for all necessary studies and works associated with the *principles based strategy, all precincts along the corridor and community engagement*.
3. A further report to Council be prepared following clarification of the abovementioned matters.

- CARRIED

SECTION 6: POLICY MATTERS

Nil

SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS

ITEM 7.1 QUARTERLY REVIEW OF THE 2017/18 OPERATIONAL PLAN TO 30 JUNE 2018 AND QUARTERLY BUDGET REVIEW

CLR ISHAC TEMPORARILY VACATED THE CHAMBER AT 6.46 PM AND RETURNED AT 6.48 PM. CLR MADIRAZZA TEMPORARILY VACATED THE CHAMBER AT 6.46 PM.

(319) CLR. WAUD:/CLR. KUSKOFF

RESOLVED that

1. Council endorse the quarterly review of its 2017/18 Operational Plan to 30 June 2018.
2. Council adopt the June 2018 Quarterly Budget Review as outlined in this report.
3. Council authorise the carryover of \$42.8M of funding to complete certain capital and operating projects commenced throughout the 2017/18 financial year, as outlined in the report.
4. Council apply all rates and charges written off during the year to its rating databases in satisfying its obligation under the Local Government Act 1993 and Local Government (General) Regulation 2005, as outlined in the report.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

ITEM 7.2 ORGANISATIONAL STRUCTURE

CLR MADIRAZZA RETURNED TO THE CHAMBER AT 6.50 PM.

(320) CLR. ISHAC:/CLR. DOWNEY

RESOLVED that

1. In accordance with Section 333 of the NSW Local Government Act 1993, Council re-determines its organisational structure (Senior Staff), as contained in this report.
2. The current positions (other than Senior Staff positions) within Council's organisational structure be amended to incorporate the changes as contained in this report.
3. The General Manager proceeds to implement the changes, as required.
4. The resourcing requirements/implications associated with the changes be appropriately reflected in Council's existing 2018/19 Budget, as required.

- CARRIED

ITEM 7.3 LOCAL GOVERNMENT NSW - ANNUAL CONFERENCE AND CONSIDERATION OF MOTIONS

(321) CLR. ZAKHIA:/CLR. DOWNEY

RESOLVED that

1. Council endorse the draft motions as detailed in the report.
2. The Mayor be delegated authority to nominate voting delegates for the 2018 LGNSW Conference.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

ITEM 7.4 **CASH AND INVESTMENT REPORT AS AT 31 JULY 2018**
(322) **CLR. WAUD:/CLR. MADIRAZZA**

RESOLVED that

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

- CARRIED

SECTION 8: SERVICE AND OPERATIONAL MATTERS

ITEM 8.1 2018-2019 COMMUNITY GRANTS & EVENTS SPONSORSHIP PROGRAM

IN RESPECT OF ITEM 8.1 – 2018-2019 COMMUNITY GRANTS & EVENTS SPONSORSHIP PROGRAM, CLR EL-HAYEK DECLARED A SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST DUE TO AN APPLICANT FOR A COMMUNITY GRANT HAVING AN ASSOCIATION WITH HIS EMPLOYER AND INDICATED HE WOULD NOT PARTICIPATE IN CONSIDERING THE MATTER AND WOULD VACATE THE CHAMBER.

IN RESPECT OF ITEM 8.1 – 2018-2019 COMMUNITY GRANTS & EVENTS SPONSORSHIP PROGRAM, CLR HUDA DECLARED A SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST AS HE IS A BOARD MEMBER OF THE RIVERWOOD COMMUNITY CENTRE WHO APPLIED FOR A COMMUNITY GRANT AND INDICATED HE WOULD NOT PARTICIPATE IN CONSIDERING THE MATTER AND WOULD VACATE THE CHAMBER.

CLR EL-HAYEK AND HUDA TEMPORARILY VACATED THE CHAMBER AT 6.52 PM.

(323) CLR. DOWNEY:/CLR. HARIKA

RESOLVED that

1. Council approve the distribution of the 2018-2019 Community Grants and Event Sponsorship Program as outlined in Attachment A.
2. A review of the Community Grants and Event Sponsorship Program Policy and Guidelines be undertaken and presented to Council prior to the 2019-2020 funding round.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

ITEM 8.2 DRAFT SALT PAN CREEK RESERVE MASTERPLAN

CLR EL-HAYEK AND HUDA RETURNED TO THE CHAMBER AT 6.55 PM.

(324) CLR. DOWNEY:/CLR. TUNTEVSKI

RESOLVED that

1. Council exhibit the Draft Salt Pan Creek Masterplan for 28 days.
2. A further report to Council be made following public exhibition.

- CARRIED

ITEM 8.3 DUNC GRAY VELODROME UPDATE

(325) CLR. KUSKOFF:/CLR. ISHAC

RESOLVED that

1. That the information be noted.
2. Once received, Council consider the NSW Government's Design Report into the longer term uses and funding options for the Dunc Grey Velodrome.
3. That a further report be provided to Council following the meeting with the Minister for Sport.

- CARRIED

**ITEM 8.4 REMOVAL OF ROAD WIDENING NOTATION FROM TITLE OF 6 CLOSE STREET
CANTERBURY**

(326) CLR. MADIRAZZA:/CLR. RAFFAN

RESOLVED that

1. Council cooperate in removing the notation on title for the land at 6 Close Street, for the reasons outlined in the report.
2. The Mayor and General Manager be delegated authority to prepare and sign all relevant documentation, and affix Council's common seal, as required to give effect to the notations removal.
3. No further action be taken in relation to the widening of Close Street Canterbury.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

SECTION 9: COMMITTEE REPORTS

**ITEM 9.1 MINUTES OF THE INTEGRATED TRANSPORT ADVISORY COMMITTEE MEETING
HELD ON 7 AUGUST 2018**

(327) CLR. TUNTEVSKI:/CLR. ISHAC

RESOLVED that the minutes of the Integrated Transport Advisory Committee meeting held on 7 August 2018, be endorsed.

- CARRIED

**ITEM 9.2 MINUTES OF THE ENVIRONMENTAL SUSTAINABILITY ADVISORY COMMITTEE
MEETING HELD ON 7 AUGUST 2018**

(328) CLR. TUNTEVSKI:/CLR. DOWNEY

RESOLVED that the minutes of the Environmental Sustainability Advisory Committee meeting held on 7 August 2018, be endorsed.

- CARRIED

**ITEM 9.3 MINUTES OF THE CANTERBURY BANKSTOWN TRAFFIC COMMITTEE MEETING
HELD ON 14 AUGUST 2018**

(329) CLR. HARIKA:/CLR. ISHAC

RESOLVED that the recommendations contained in the minutes of the Canterbury Bankstown Traffic Committee meeting held on 14 August 2018, be adopted.

- CARRIED

SECTION 10: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

ITEM 10.1 NOTICE OF MOTIONS AND QUESTIONS WITH NOTICE

(330) CLR. DOWNEY:/CLR. ZAKHIA

RESOLVED that the information be noted.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

ITEM 10.2

BUY AUSTRALIAN POLICY

CLR KUSKOFF TEMPORARILY VACATED THE CHAMBER AT 7.05 PM AND RETURNED AT 7.08 PM.

(331)

CLR. TUNTEVSKI:/CLR. DOWNEY

RESOLVED that Council officers review Council's procurement policy, and in doing so investigate the incorporation of the guiding principle of supporting Australian businesses.

- CARRIED

ITEM 10.3

SMART TRANSPORT

(332)

CLR. EL-HAYEK:/CLR. ISHAC

RESOLVED that Council investigate Smart Parking solutions as a way of addressing congestion in our city and that where feasible this be included in our Smart City Road Map, Complete Streets Project and subsequent works programs.

- CARRIED

ITEM 10.4

CARPARKING IN LAKEMBA

CLR RAFFAN TEMPORARILY VACATED THE CHAMBER AT 7.11 PM.

MOTION

CLR. ZAMAN:/CLR. WAUD

That Council investigate the provision of appropriate public parking when planning for the Lakemba centre as part of the review of the LEP.

AMENDMENT

CLR. HUDA:/CLR. TUNTEVSKI

That Council investigate the provision of appropriate multistorey public parking along the entire T3 rail line and that Council write to the NSW Government to provide funding for more parking through its Commuter Car Parking Program.

CLR ZAMAN AND WAUD ACCEPTED THE AMENDMENT AS THE MOTION.

THE MOTION WAS PUT.

(333)

CLR. ZAMAN:/CLR. WAUD

RESOLVED that Council investigate the provision of appropriate multistorey public parking along the entire T3 rail line and that Council write to the NSW Government to provide funding for more parking through its Commuter Car Parking Program.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

ITEM 10.5

SEFTON TOWN CENTRE

(334)

CLR. HARIKA:/CLR. ISHAC

RESOLVED that Council undertake consultation with the businesses of Sefton to understand the issues and possible solutions they may have to revitalise the Sefton Town Centre and that these be presented back to Council.

- CARRIED

ITEM 10.6

**ABANDONMENT OF THE STATE GOVERNMENTS HOUSING TARGETS FOR
CANTERBURY BANKSTOWN COUNCIL**

CLR RAFFAN RETURNED TO THE CHAMBER AT 7.13 PM.

(335)

CLR. MADIRAZZA:/CLR. ZAKHIA

RESOLVED that Clr Ishac be granted an extension of two minutes.

- CARRIED

(336)

CLR. TUNTEVSKI:/CLR. DOWNEY

RESOLVED that Council call on the NSW State Government to confirm, given the multiple backflips by the Planning Minister, the South District Plan housing targets as set by the Greater Sydney Commission have no binding status and are no longer relevant to the City of Canterbury Bankstown.

- CARRIED

ITEM 10.7

PARKING ISSUES

(337)

CLR. KUSKOFF:/CLR. HARIKA

RESOLVED that Canterbury Bankstown Council to provide a briefing to Councillors detailing the various parking issues across the LGA and present possible solutions to these issues.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

ITEM 10.8
(338)

SMART WATER FOUNTAINS

CLR. MADIRAZZA:/CLR. EISLER

RESOLVED that Council investigate the opportunity for Smart Water Fountains and Way Finder Stations to be considered as Council develops its work plans resulting from our first Smart Cities Roadmap.

- CARRIED

ITEM 10.9
MOTION

REVESBY SAFETY IMPROVEMENTS

CLR. WAUD:/CLR. ZAKHIA

That a briefing be provided to Council on the need for, and effectiveness of safety improvements such as improved lighting and CCTV in Shopping Villages, car parks & community parks within the Revesby Ward. This investigation should also draw upon the advice of the Bankstown Police LAC.

AMENDMENT

CLR. TUNTEVSKI:/CLR. DOWNEY

That this matter be deferred for a Councillor Briefing and the Local Area Commander be invited to brief council on local crime issues and rates within the whole City.

CLR WAUD AND ZAKHIA ACCEPTED THE AMENDMENT AS THE MOTION.

THE MOTION WAS PUT.

(339)

CLR. WAUD:/CLR. ZAKHIA

RESOLVED that this matter be deferred for a Councillor Briefing and the Local Area Commander be invited to brief council on local crime issues and rates within the whole City.

- CARRIED

ITEM 10.10

BASKETBALL FACILITIES

CLR. ZAKHIA:/CLR. MADIRAZZA

That –

1. Specific recommendations for provision of basketball facilities be included in the City-wide Sports Facilities Strategy.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

2. Any required maintenance works to improve the basketball court at Bankstown City Sports Complex be investigated and prioritised."

- LOST

CLRS ISHAC AND MADIRAZZA CALLED FOR A DIVISION

For:- Clrs Eisler, Ishac, Madirazza, Waud, Zakhia and Zaman

Against:- Clrs Asfour, Downey, El-Hayek, Harika, Huda, Kuskoff, Raffan and Tuntevski

HIS WORSHIP THE MAYOR DECLARED THE MOTION LOST

SECTION 11: QUESTIONS FOR NEXT MEETING

REF: TRAFFIC ISSUE - PEDESTRIAN REFUGE

Clr Ishac requested that Council investigate the installation of a pedestrian refuge at the corner of Hector Street and Batt Street, Chester Hill.

REF: TRAFFIC ISSUE - SPEEDING VEHICLES

Clr Ishac requested that Council investigate appropriate action to address speeding vehicles in Waldron Road, Chester Hill.

REF: FOOTBRIDGE LINKING LAKE GILLAWARNA RESERVE AND CHIPPING NORTON RESERVE

Clr Kuskoff requested an update regarding the proposal to link Lake Gillawarna Reserve and Chipping Norton Reserve by a pedestrian footbridge. In response His Worship The Mayor advised that a Councillor Briefing will be provided.

REF: MORGANS CREEK - RUBBISH CLEAN UP

Clr Downey requested that Morgans Creek be cleaned of rubbish in the vicinity of Ferndale and Kinross Place, Revesby.

REF: EAST HILL RAILWAY STATION - PARKING SPACES

Clr Downey requested that parking spaces in the vicinity of East Hills Railway station be marked to maximize available parking.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

REF: PARKING ISSUES - FLOOD AVENUE, REVESBY

Clr Downey requested Council investigate parking issues and traffic flow in Flood Avenue, Revesby.

REF: LIGHTING OF FIRES ON GEORGES RIVER FORESHORE

Clr Downey requested Council provide appropriate signage advising that fires are banned and investigate installing Fire Hazard Rating Indicator Boards at appropriate locations along the Georges River Foreshore.

REF: BUILDING ACTIVITY - ROAD DEBRIS

Clr Tuntevski requested that Council monitor road debris resulting from trucks entering and exiting building sites across the LGA.

REF: TRAFFIC SIGNAGE

Clr Tuntevski requested that the damaged "Keep Left" sign situated at the intersection of Wall Avenue and Gowlland Parade, Panania be replaced.

REF: "EVERY ONE CAN PLAY" NSW STATE GUIDELINES

Clr Waud requested a Councillor Briefing on how Council can incorporate the "Every One Can Play" guidelines in future planning.

REF: TRAFFIC ISSUE – WATERLOO ROAD, GREENACRE

Clr El-Hayek requested Council investigate relocating the "No Stopping" sign at the intersection of Waterloo Road and Northcote Road, Greenacre to improve traffic safety.

REF: COMMUNITY CENTRE - PARRY PARK, PUNCHBOWL

Clr Zaman requested a Councillor Briefing on the leasing arrangements in place for the Community Centre located in Parry Park, Punchbowl.

REF: SMOKING AT PUBLIC TRANSPORT STOPS AND LOCATIONS

Clr Raffan requested that Council consider available options to increase community awareness advising that smoking is banned at all Public Transport stops and locations in NSW.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

SECTION 12: CONFIDENTIAL SESSION

(340) CLR. ISHAC:/CLR. DOWNEY

RESOLVED that

That, in accordance with Section 10A(2) of the Local Government Act, 1993, the Public and the Press be excluded from the meeting to enable Council to determine Items 12.1, 12.2, 12.3, 12.4, 12.5 in confidential session for the reasons indicated:

Item 12.1 T59-17 Washbay and Separator Maintenance

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

Item 12.2 T74-18 Provision of Physiotherapy, Hydrotherapy and Related Services at the Max Parker Leisure & Aquatic Centre

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

Item 12.3 Property Matter – Canterbury Golf Course

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

Item 12.4 Sydenham to Bankstown Metro

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)(d)(ii) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

Item 12.5 General Manager- Performance Review

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

- CARRIED

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 8.00 PM AND
REVERTED BACK TO OPEN COUNCIL AT 8.15 PM.**

ITEM 12.1
(341)

T59-17 WASHBAY AND SEPARATOR MAINTENANCE

CLR. HARIKA:/CLR. DOWNEY

RESOLVED that

1. In accordance with clause 178(1) (b) of the Local Government (General) Regulation 2005, Council declines to accept any of the submissions received for the proposed contract.
2. In accordance with clause 178 (3) (a) of the Local Government (General) Regulation 2005, Council postpones the tender.
3. Council notifies the tenderers in writing and thank them for tendering.

- CARRIED

ITEM 12.2
(342)

**T74-18 PROVISION OF PHYSIOTHERAPY, HYDROTHERAPY AND RELATED SERVICES
AT THE MAX PARKER LEISURE & AQUATIC CENTRE**

CLR. DOWNEY:/CLR. WAUD

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;
2. In accordance with Clause 178(3)(e) of the Regulation, Council enter into negotiations with the proponent (AquaPhys) with the view to entering in a contract in relation to the subject matter of the tender, as outlined in the report;

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

3. 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 specialised nature and/or limited market for the service.
4. In accordance with Clause 178(4)(b) of the Regulation, Council negotiate with the proponent with the view to negotiating more favourable commercial terms for the proposed contract.
5. 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.
6. The General Manager be authorised to negotiate and administer the matter, including entering into a contract and sign all documentation, as required.

- CARRIED

ITEM 12.3
(343)

PROPERTY MATTER – CANTERBURY GOLF COURSE
CLR. MADIRAZZA:/CLR. ZAKHIA

RESOLVED that

1. In accordance with section 55(3)(i) of the Local Government Act 1993, Council agree to proceed to enter into a Management Agreement with Stacey Holding Pty Ltd to operate Canterbury Golf Course, based on the extenuating circumstances as outlined in the report.
2. The General Manager be delegated authority to prepare and sign all relevant documentation, as required.

- CARRIED

ITEM 12.4
(344)

SYDENHAM TO BANKSTOWN METRO
CLR. ISHAC:/CLR. EL-HAYEK

RESOLVED that

1. Council write to local State Members of Parliament requesting they seek Parliamentary support for a Commission of Inquiry into the Metro Project.
2. Council withdraw from negotiations with Transport for NSW for the leasehold acquisition of land at 15 Close Street, Canterbury.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 AUGUST 2018

3. Transport for NSW be required to undertake compulsory leasehold acquisition for the land at 15 Close Street, Canterbury.

- CARRIED

ITEM 12.5 GENERAL MANAGER- PERFORMANCE REVIEW

MS KATH ROACH FROM SINC SOLUTIONS CONSULTING ADDRESSED COUNCIL IN RESPECT OF THIS MATTER.

(345) CLR. EL-HAYEK:/CLR. RAFFAN

RESOLVED that

1. Council receive and note the General Manager Performance Review Panel's Report.
2. Council note the General Manager's performance for the review period was either 'exceeds expectations' or 'outstanding' in all five (5) Key Performance Agreement criteria as determined by the panel.
3. The General Manager be offered a new Contract of Employment consistent with the Standard Contract of Employment for General Managers issued by the Office of Local Government, for a period of five (5) years from the date of Council's resolution.
4. That an increase to the General Manager's Total Remuneration Package of 2.5% be provided.
5. The Mayor be delegated the authority to finalise and sign all documentation, and affix the Common Seal of Council, as required.

- CARRIED

THE MEETING CLOSED AT 8.16 P.M

Minutes confirmed 25 SEPTEMBER 2018

.....
Mayor

2 LEAVE OF ABSENCE

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

4 MAYORAL MINUTES

The following items are submitted for consideration -

4.1	CB City - Where it Rains Awards	33
4.2	City Possible	35
4.3	Support for Legal Challenge to Low Rise Medium Density Housing Code	37
4.4	Australia Day Awards	39
4.5	Local Community Based Donations	41
4.6	Vale Pam Gavin	42A

Mayoral Minutes - 25 September 2018

ITEM 4.1

CB City - Where it Rains Awards

I wish to take this opportunity to thank Canterbury Bankstown's residents and Council staff, who have supported the Councillors and myself over the past 12 months in leading our new city.

I'm sure Councillors would agree that leading our City through this period of change has been a unique, challenging and rewarding experience. It has required us to transform ourselves from councils large in their own right, to the largest council in NSW. Such a transformation is difficult for any organisation, but it is particularly challenging for a council given the diverse nature of the 21 services we deliver every day to our community. The workforce required to do this is equally diverse and requires high levels of skills and commitment to ensure that quality services are delivered to our community every day.

While there are many examples, some key highlights of our staff's achievements include reducing the median DA turnaround times from over 100 days to 40 days, reducing the call waiting time in our Customer Service call centre by 37%, increasing food shop inspections by 50% and reducing the time to recruit new people into our organisation by 50%. Such service improvements are impressive at any time, but they are truly exceptional when we consider the efforts that our staff have had to invest in transforming their workplaces, their units and the business of Council.

We are a proud community, proud of our diversity, proud of who we are and proud of our achievements. We are now looking to the future and are in the process of preparing our City to be a leading destination as we manage the future challenges of growth and working with other levels of government.

Like me, I'm sure all our Councillors agree we have some of the best staff in Australia who are working hard for our community. Well I couldn't be happier that this belief has become fact with some of Council's staff and teams recently receiving the following awards:

- Ashlee Hodson – People & Performance: **HR Rising Star** at the annual Australian HR Awards
- People & Performance: **Best Change Management Strategy** at the annual Australian HR Awards
- Environmental Health Team: **NSW Environmental Health Team of the Year** at the annual Environmental Health Australia (NSW) awards
- Vandana Ram – Community Services: **Non Aboriginal Worker Award of the Year** at the Local Government Aboriginal Network Conference
- City Future: **Highly Commended Category – Excellence in Policy or Education** at the Awards for Excellence 2018, Stormwater NSW

At a Council level, under Mr Stewart's direction, guidance and leadership, our staff have been pursuing our Vision to be a leading organisation; these awards are proof that we are well on our way to achieving this vision. I thank the General Manager and his staff for their continued commitment to the City of Canterbury Bankstown and its residents.

Mayoral Minutes - 25 September 2018

ITEM 4.2

City Possible

Over the past year, Canterbury-Bankstown Council has worked tirelessly to learn more about what it takes to become a Smart City. Over this time, we have reinforced our commitment to becoming a leading Smart City through a number of initiatives. Throughout our journey to-date one thing has become abundantly clear: we can't do it on our own.

Recently, Canterbury-Bankstown Council has been invited to become a founding member of the City Possible global network, a network which fosters strong relationships between Smart cities from around the world. Introduced by the former Chief Technology Officer of City of New York and San Francisco, and now Mastercard, the program recognises that cities have become the driver for global economic growth, innovation and governance and holds the promise of accelerating our smart city future as a more inclusive, sustainable and liveable city.

By joining this program, we will be working with global cities all over the world. As part of the program, we will gain access to the City Possible resource platform whereby other Councils, academics, industry experts and corporate partners can work on common challenges, then design, develop, test and pilot potential solutions.

Additionally, our membership will provide us with invitations to City Possible global workshops and forums and provide the opportunity to meet other city leaders from an international network. It will also allow the opportunity to leverage City Possible academic partners' research to propose topics for further research and evaluation.

Joining the network has no financial implication on Council and only requires Council agreement and approval to participate. Joining the program as a founding member involves our commitment to participate in the global network, share and work with members and collaborate to further progress the network.

The opportunity to become a leading Smart City in Australia is ours for the taking, and we cannot achieve such a status without collaboration. I look forward to working with Smart City and Urban Development thought leaders from all around the world to help this great City reach new heights.

I move that Council support the execution of the City Possible Memorandum of Understanding and secure our status as a founding member of the City Possible Global Network.

ITEM 4.3 Support for Legal Challenge to Low Rise Medium Density Housing Code

As Council knows, The City of Canterbury Bankstown achieved a big victory over the NSW Government's latest proposal, aimed at further fast-tracking housing development through its controversial Medium Density Housing Code. The Code would have effectively enabled people to use a simple checklist to develop villas, townhouses, manor houses and terrace homes, in R2 Low Density Residential Zoned areas, removing councils from the approval process and provide no mechanism for neighbours to have their concerns considered.

Planning Minister, Anthony Roberts, backed down from introducing this Code in Canterbury-Bankstown, as scheduled, on 6 July, following a meeting with myself, where I raised serious concerns about the potential impacts on our City. He deferred the Code for 12 months, enabling us to develop and lodge a Planning Proposal with his Government, preventing the construction of the above listed structures in R2 Low Density Residential Zones.

I expect the Government to provide Council with approval to place this very important document on public exhibition, so the community can have its say, early next year.

Ryde was another council granted a deferment by the Government. It has now launched legal action against the Government, in the Land and Environment Court. As this process is already underway and Council is, therefore, not in a position to be part of it, I propose we ensure they know we support them.

It is clear the NSW Government hasn't thought through the potential ramifications of this Code, which would have disastrous effects on our suburbs.

This is the same Government which is requiring us to accommodate an extra 50,000 dwellings and 150,000 more people over the next 20 years. I have told the Minister, they are unrealistic targets, particularly when his Government won't even meet its responsibilities to support growth, by providing the necessary schools, hospitals and transport infrastructure required. We haven't seen anything which remotely shows they have a plan to address this.

Therefore I move that Council commit its support for the action Ryde Council has commenced to bring an end to this medium density housing code once and for all, by writing to the Mayor of Ryde City Council, conveying this message.

Mayoral Minutes - 25 September 2018

ITEM 4.4 Australia Day Awards

I believe it's important we acknowledge the unsung heroes in our community on Australia Day, for their outstanding contribution to our City and its residents.

I am, therefore, encouraging people to nominate those who they believe have made a real difference in our community, in the City of Canterbury Bankstown Australia Day Awards. This year's Award categories are:

- Citizen of the Year;
- Young Citizen of the Year;
- Volunteer of the Year; and
- Community Organisation of the Year

All nominees will receive a certificate of nomination and the recipients will be officially announced at the Australia Day Ceremony, when a group of residents will also proudly become Australian Citizens.

Nominations will soon open and details about the process will be available on the Council's website.

Mayoral Minutes - 25 September 2018

ITEM 4.5 Local Community Based Donations

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

Zonta Club of Sydney West

Last year Council sponsored the Zonta Citizenship Award, as a way of recognising the talented and dedicated youth that we are blessed to have in our City.

The Zonta Club have once again requested that Council sponsor an award in their 2019 Citizenship Awards. These awards recognise the civic contribution of female year 10 students. The value of the sponsorship is \$250 and I believe it is fitting that Council contribute this small amount in the name of recognition.

Bass Hill RSL – Canterbury Bankstown City Council Mayoral Cup

I have been approached by the Bass Hill RSL with their proposal to name an LGA-wide annual snooker Trophy in honour of the City and the Office of Mayor.

This trophy will be vied for by at least six clubs from across the City in October-November at Bass Hill.

In support of this, I recommend that Council donate \$473 for the purchase of the Canterbury Bankstown City Council Mayoral Cup.

Bangladeshi Community School of NSW – Refugee Bivrat

The Bangladeshi Community bring a lot of life and vibrancy to our City. In December, the Bangladeshi Community School of NSW will be performing *Refugee Bivrat*, a true story that carries with it a great message for our multicultural community.

The School has requested assistance with the hire fees for the Bryan Brown Theatre, and I believe their request to be worthy of a donation of \$1,200.

The performance will be held 23 December 2018 at the Bryan Brown Theatre and I encourage you all to attend.

CBCity Locals Represent at World Champions for Skills

I was very proud to read that two of our young people will be representing Australia – part of a group of 21 young Australians – in Kazan, Russia in August 2019 at the 45th World Skills International Championships.

Courtney New and Anthony Ters will be putting their fashion and mechanic skills, respectively, on display to be judged against 1300 competitors from 79 nations across 50 different disciplines.

In support of their campaign to bring home gold, I recommend that a donation of \$250 be made to each and I wish Courtney and Anthony the best of luck.

Bangla Utshob Association – Charity Research Fundraiser

I have been contacted by Bangla Utshob Association who will be holding a Cancer Research Fundraiser at Belmore Sports Ground on Sunday, 30 September.

They have requested that Council provide support for their charitable event in the form of bins and staff for litter collection. The total value of this support is \$3,500.

I consider their request worthy and recommend that Council waive the fees for provision of event bins and staff up to a maximum of \$3,500.

Bankstown East Hills Handicapped Association

Bankstown East Hills Handicapped Association (BEHHA) have been operating their op-shop at 4-6 Revesby Place in support of their disability accommodation support service. This service has been operating in the Bankstown area for 41 years.

The Op Shop is run by volunteers and they have requested that the 2018/19 fees for the occupation of the footpath, amounting to \$494.90, be waived.

BEHHA operate four group homes in the Revesby and Padstow areas and I consider this request worthy of Council's support.

Padstow Community Care

Mr John Grinsell will be riding in the 50km Spring Cycle Event from North Sydney to Sydney Olympic Park, to raise funds for the Padstow Community Care, a registered not-for-profit charity that provide crucial community support in times of great stress and need.

Mr Grinsell has contacted Council requesting support for Padstow Community Care via his fundraising initiative and I would be happy to support it with a \$200 donation.

I wish Mr Grinsell good luck in his 50km ride, which will be taking place on 14 October.

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.

Mayoral Minutes - 25 September 2018

ITEM 4.6

Vale Pam Gavin

It is with sadness that I note the passing of former Bankstown Councillor, Pam Gavin following a long illness.

Pam had a strong sense of social justice and coupled with an interest in politics, went on to join the Australian Labor Party, regularly attending branch meetings and contributing to initiatives close to her heart.

Pam became increasingly involved in community activities and in 2008 was elected to Bankstown City Council where she served one term as a Councillor, from 2008-2012. A number of us here tonight were fortunate to serve on Council with Pam.

Pam took the role of Councillor seriously. She dedicated herself to representing the people of North Ward and ensuring Council was accessible for all. She was also a strong advocate for retaining part of Jensen Oval for community use including the passive park and children's playground for the residents of North Ward.

In her capacity as Councillor, Pam was a member of a number of advisory committees and associations including:

- Bill Lovelee Youth Centre Management Committee
- Local Area Plan Committee
- Chair of the Floodplain Management Committee
- Chair of the Heritage Committee
- Vice Chair of Bankstown Community College
- Director of WSROC

She also supported many projects in the north of our city, including:

- lighting upgrades and other improvements at sporting fields including Abbot Park and Jim Ring and Terry Lamb Reserves
- upgrades to Birrong Leisure Centre
- Gazzard Park Playground upgrade
- installation of air conditioning in Chester Hill Community Centre
- strong advocate for a Men's Shed in North Ward
- improvements to disability access and footpaths in various areas
- new taxi rank at Chester Square Shopping Centre
- improvements to traffic flow around Sefton and Chester Hill

Outside of Council, Pam had been associated with various community and sporting groups for many years. She was a proud member of Yagoona Lions and heavily involved with junior sport through the Chester Hill Junior Rugby League Club and Chester Hill Youth Cricket Club. She was also the long term secretary of the Bankstown District Cricket Association. Through cricket, Pam also had a lengthy association with the Bankstown-Broken Hill Sporting Exchange.

Pam was a proud local. She had attended Punchbowl Public School and Bankstown Girls High School, and was a long term resident of Chester Hill.

Pam was also someone who loved her family deeply. She was a wife, mother and grandmother and I extend my sympathy to Pam's husband Pat, their sons Lucas and Andrew, and their family at this sad time.

While Pam will be remembered during a service on Friday 28 September 2018 at Woronora Memorial Park, I move that we stand and pause for a minute silence tonight as a mark of respect as we remember the life of Pam Gavin and acknowledge her contribution to our community.

5 PLANNING MATTERS

The following items are submitted for consideration -

5.1	Planning Proposal: 5-9 Croydon Street, Lakemba	45
5.2	Planning Proposal: 297–299 Canterbury Road,Revesby	59
5.3	Accelerated LEP Project Plan	71

Planning Matters - 25 September 2018

ITEM 5.1 **Planning Proposal: 5-9 Croydon Street, Lakemba**

APPLICANT **Council Initiated**

OWNER **Samstone Pty Ltd & Sam Harb Pty Ltd
ACN 155 450 865 Pty Ltd**

AUTHOR **Planning**

PURPOSE AND BACKGROUND

This report summarises the exhibition of a Council initiated planning proposal for a site at 5-9 Croydon Street, Lakemba and the proposed amendments to the exhibited proposal.

In considering the proposed amendments, it is recommended that Council adopt the proposed changes and exhibit a Development Control Plan (DCP) to guide future development on the site and the adjoining parcels of land.

Submissions for the landowner have been made by and on behalf of Eloura Holdings Pty Ltd.

ISSUE

- In November 2016, a Council initiated Planning Proposal was exhibited and five submissions were received. Council has been granted delegation from the Department of Planning and Environment to finalise the Local Environmental Plan (LEP) in this matter.
- Following public exhibition, the landowner made a submission requesting a minor amendment to the exhibited height controls to allow compliance with the Apartment Design Guide (ADG). This request is supported by Council.
- Council has two schemes for the site for consideration:
 - a scheme that it commissioned which achieves a Floor Space Ratio (FSR) of 2:1, proposes maximum building heights significantly higher than the exhibited versions of the Height of Building (HoB) Map but with greater laneway setbacks, and
 - the landowner's scheme which achieves an FSR of 2:1 and results in a lesser overshadowing impact on properties to the south and requires only a minor amendment to the exhibited HoB Map
- The proposal is reliant on the provision of a laneway on the northern and western boundaries of the site. The landowner will be required to enter into a planning agreement for the delivery of the laneway before the proposed increase in height and FSR can be achieved.
- A DCP will be prepared to guide future development of the site and adjoining sites.

RECOMMENDATION That -

1. Council note the submissions received and the responses as outlined in Attachment C.
2. The revised Planning Proposal at Attachment G be adopted for finalisation.
3. The proposed Height of Building Map be amended as shown in Attachment B provided the development delivers public benefits as outlined in the report and the attached Planning Proposal. Otherwise the existing maximum building heights of part 18m and part 21m will continue to apply.
4. The proposed FSR Map be amended to reduce the proposed FSR from 2.2:1 to 2:1 as shown in Attachment B for the reasons contained in the report, provided the development delivers public benefits as outlined in the report and the attached Planning Proposal. Otherwise the existing maximum FSR of 1.6:1 will continue to apply.
5. Council's delegation to finalise the LEP Amendment be exercised and all necessary documentation be forwarded to the Department of Planning and Environment for finalisation.
6. A DCP be prepared to guide future development of the site and adjoining land and the exhibited and reported back to Council for making.
7. Council note that the landowner has submitted a letter of offer for the dedication of a new laneway at no cost to Council. The VPA will be negotiated with the landowner at the development application stage.

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

- A. Detailed History
- B. Planning Proposal Maps
- C. Submissions
- D. Council Consultant Proposed Scheme
- E. Landowner's Proposed Scheme
- F. Landowner's Letter of Offer
- G. Revised Planning Proposal

POLICY IMPACT

There will be no impact on policy arising directly from this approach to the planning proposal. The former Canterbury Council had resolved to increase density on this site through changes to principal development standards in October 2014. This resolution was broadly consistent with the Metropolitan Strategy at the time “*A Plan for Growing Sydney*”, and achieving the former Canterbury Council’s then dwelling target.

On 26 July, 2016, the Council Administrator resolved to defer planning proposals that rely on the draft Sydenham to Bankstown Urban Renewal Corridor Strategy for Justification until the strategy is finalised and reflective of *local planning needs*. This resolution is not relevant to this Planning Proposal as Council resolved to proceed with it before the Sydenham to Bankstown Urban Renewal Corridor was realised and it does not seek to rely on it.

FINANCIAL IMPACT

Council will apply its Voluntary Planning Agreement Policy which requires dedication and construction of the laneway at no cost to Council.

COMMUNITY IMPACT

The proposal to allow increased density on the site has been assessed by Council officers and supported by the former Canterbury-Bankstown IHAP on two occasions. Specific development controls and State Government policy will guide future development on the site.

DETAILED INFORMATION

Background

The history of the subject planning proposal is long and complex, stretching back to the making of the Canterbury LEP 2012, the preparation and implementation of the Canterbury Residential Development Strategy and the creation by Council of a standalone planning proposal for the site in 2014. A detailed timeline of the proposal is provided in Attachment A.

The site is located at 5-9 Croydon Street, Lakemba (Figure 1) and is currently vacant. It is located in close proximity to both Lakemba Station and the Lakemba business zone, centred on Haldon Street. The site has an area of 6,848 m².

Figure 1. Subject Site

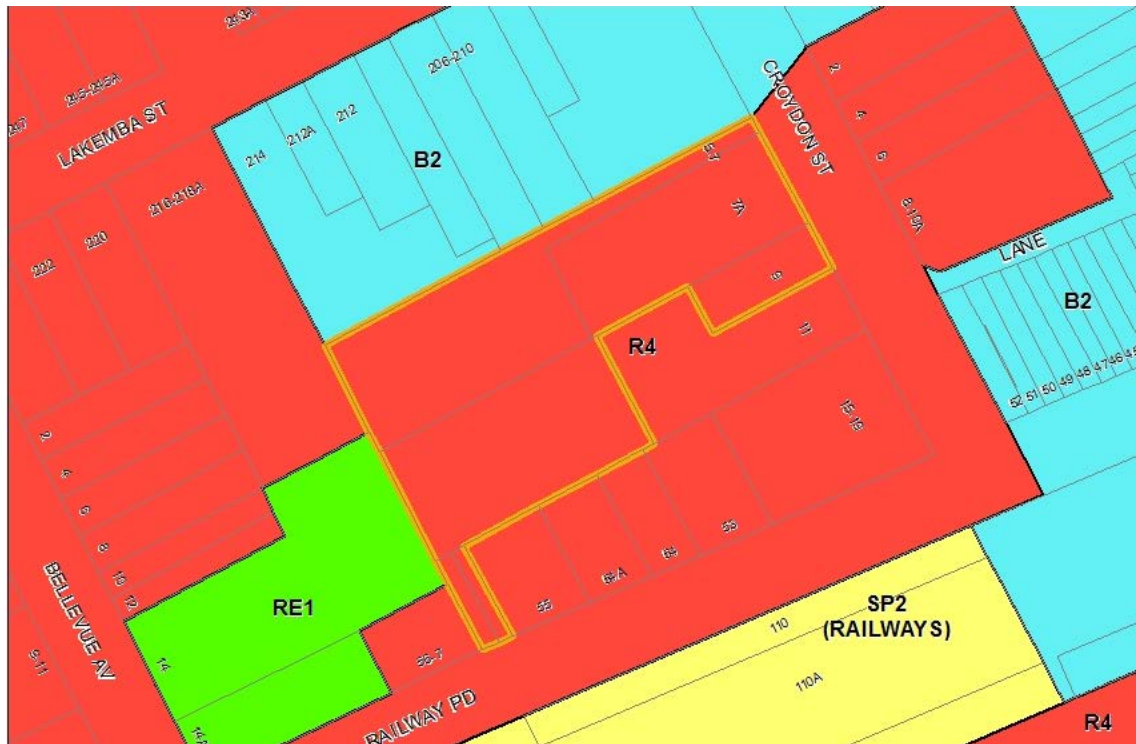


Source: Six Maps

Canterbury LEP 2012

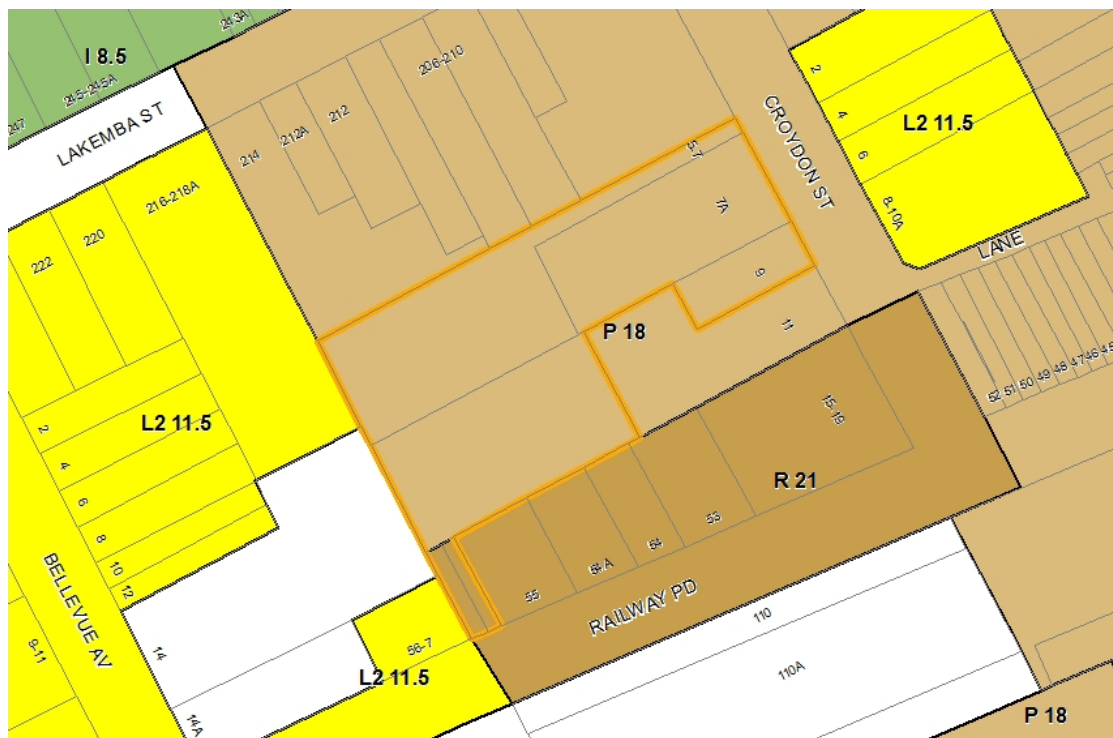
Under the Canterbury LEP 2012 the subject site is zoned R4 High Density Residential (Figure 2) and is subject to a maximum building height of 18m (approx 5 storeys) and an FSR of 1.6:1 (Figures 3 and 4).

Figure 2. Existing Zoning Map



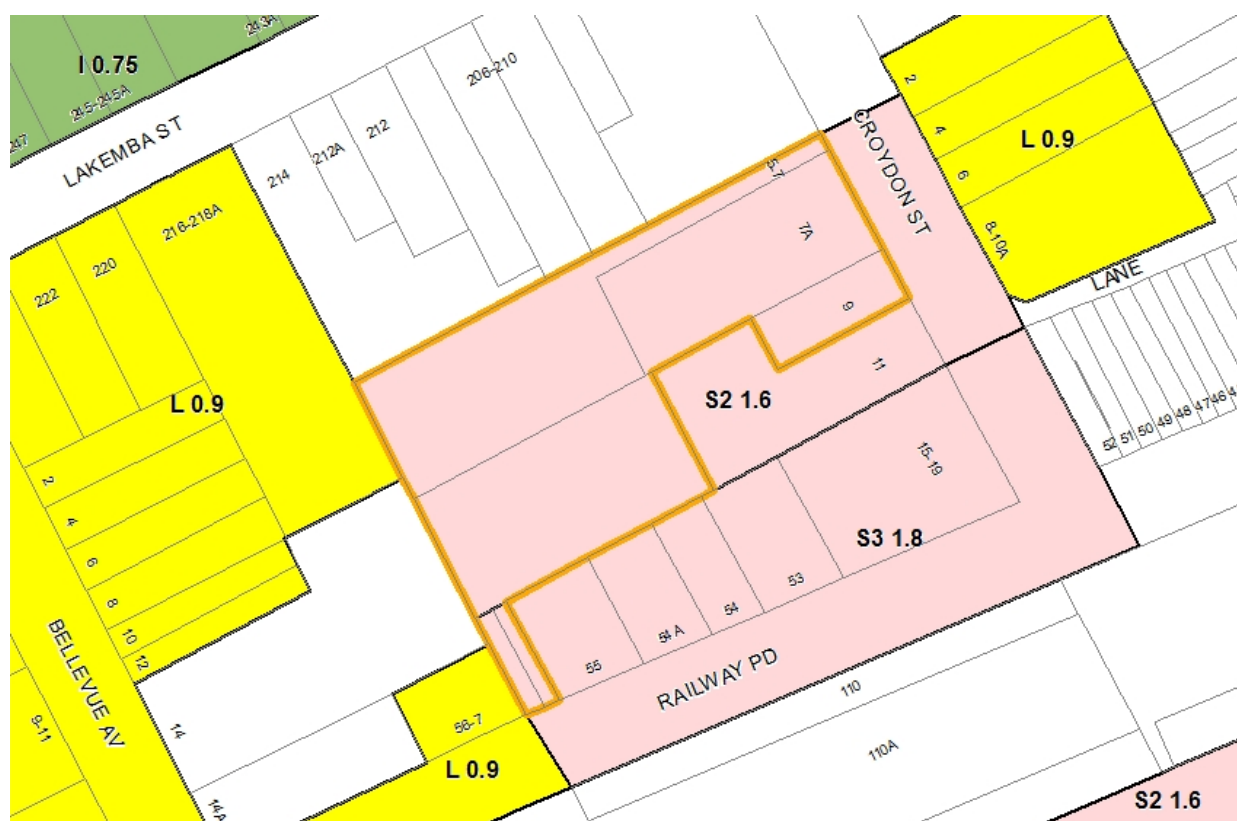
Source: Canterbury LEP 2012

Figure 3. Existing Height of Building Map



Source: Canterbury LEP 2012

Figure 4. Existing Floor Space Ratio Map



Source: Canterbury LEP 2012

Planning Proposal

The Planning Proposal does not seek to change the existing R4 High Density Residential Zoning, only to increase the maximum height of buildings from 18m to part 18m, 24m and 33m and to increase the FSR achievable on the site from 1:6 to 2:1 (refer Attachment B for proposed HoB and FSR Maps)

Gateway Determination

A Gateway determination was initially sought in February 2015, however the Department of Planning and Environment requested further justification for the proposed uplift and additional information regarding compliance with State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (SEPP 65).

Council commissioned an urban design review of the proposal. This work initially determined that the proposed FSR should be reduced from 2.2:1 to 1.8:1, however following a request from Council to investigate potential alternative schemes that could achieve an FSR of 2.2:1, Council's consultant suggested a complex stepped building design including multiple height planes could achieve an FSR of 2.2:1 on the site.

The additional urban design analysis was submitted to the Department of Planning and a Gateway Determination was issued in October 2015 including request to consider simplifying the height map prior to public exhibition and conditions requiring the proposal to reflect the draft Sydenham to Bankstown Urban Renewal Corridor Strategy. These changes were made and the proposal was approved for public exhibition.

Public Exhibition

The Planning Proposal was exhibited for 29 days from 1 November 2016 to 30 November 2016 in accordance Clause 57 of the Environmental Planning and Assessment Act, 1979. Notices were placed in locally circulating newspapers, Council website and copies were made available at the Council's Customer Service Centres in Campsie and Bankstown, letters were sent to landowners and occupiers in the immediate vicinity of the site.

The proposal sought to increase the maximum height of building across the site from 18m to a range of, 18m, 24m and 33m and to increase the maximum FSR from 1.6:1 to 2.2:1.

Five submissions were received during the public exhibition including one joint submission from three persons and one petition of 10 signatures. This also included a submission from planning consultants acting on behalf of the landowner which is addressed below and a letter from Transport for NSW.

The submissions from private landowners were generally not supportive of the Planning Proposal, a detailed summary of issues raised and corresponding comments is provided in Attachment C.

Landowner Submission

A submission from The Planning Group was received on behalf of the site owners during the public exhibition process. The submission sought an amendment to the height boundary affecting the western portion of the site (the 33m and 24m zones) to a width of 35m from the western boundary of the site. This request was to enable double loaded apartment design that also met the required setback distances from adjoining residences and the park (as per the requirements of SEPP 65 and the ADG). This amendment is considered supported as it will ensure greater flexibility in future building design without increasing density on the site.

The exhibited HoB Map and the proposed HoB Map are provided in Figures 5 and 6 respectively.



Figure 5 Exhibited Height of Building Map



Figure 6 Proposed Height of Building Map

IHAP Consideration

1 May 2017

The exhibited proposal was considered by the IHAP on two occasions, the first being in May of 2017. On this occasion, the IHAP raised concerns regarding the proposed 2.2:1 FSR, however considered that an FSR of 2:1 could be accommodated on the site and that the heights as proposed, subject to any impacts on Jubilee Park being appropriate.

The panel recommended that:

in the absence of the Council being satisfied that an FSR of 2.2:1 would provide a built form outcome for the site that fully complies with ADG requirements, the draft LEP should not be made at this stage until such time as council is in receipt of documentation to demonstrate this.

Council then engaged an independent urban design and architecture specialist to undertake a review of the exhibited proposal and Council's suggested amendments to determine if the proposed scheme was able to produce an outcome that would satisfy the requirements of the Apartment Design Guide (ADG) and SEPP 65.

This work concluded that in order to ensure future schemes on the site achieve ADG compliance, the maximum FSR would need to be reduced from the exhibited 2.2:1 to 1.79:1. This was largely due to the awkward configuration of the site in terms of its dimensions and orientation and constraints imposed by adjoining strata titled residential flat buildings to the south.

1 December 2017

The IHAP considered the revised work by the independent urban design and architecture specialist on 1 December, 2017 and concluded that there is potential for an FSR of more than 1.8:1 on the site, however, did not agree that it should extend to 2.2:1. In the Panel's opinion an FSR of 2:1 could be accommodated on the site and the difference between 1.8:1 and 2:1 could be resolved through the normal development application process which would provide the fine grain analysis against the ADG and other relevant planning controls.

The IHAP specifically recommended:

- (a) *That the maximum Floor Space Ratio Map be set at 2:1*
- (b) *The Council's strategic planners to determine appropriate amendments to the proposed building height map to accommodate the floor space ratio of 2:1 after consultation with applicants.*

Concept Masterplan Options

Following the IHAP's second consideration of the proposal, Council staff requested the provision of a laneway on the site's northern and western boundaries to allow for servicing and garbage collection of the site and the properties in the adjoining B2 Zone. This laneway will be reflected in Council's Development Control Plan.

In order to ascertain if the 2:1 FSR could be preserved whilst allowing for the reduced building footprint associated with the provision of laneway and SEPP 65/ADG compliance, Council's independent specialist was further engaged to prepare a concept scheme for the site including proposed heights.

The independent's specialist's revised scheme is shown in Figure 7 and is at Attachment D. This scheme achieves a 2:1 FSR and proposes heights significantly beyond the heights identified in the proposed HoB Map (This height would extend even further if direct communal access was provided to the rooftop open space). The effect would be better laneway amenity but more overshadowing for properties to the south. As such, the Department of Planning has advised that the HoB Map required to accommodate this scheme would require re-exhibition.

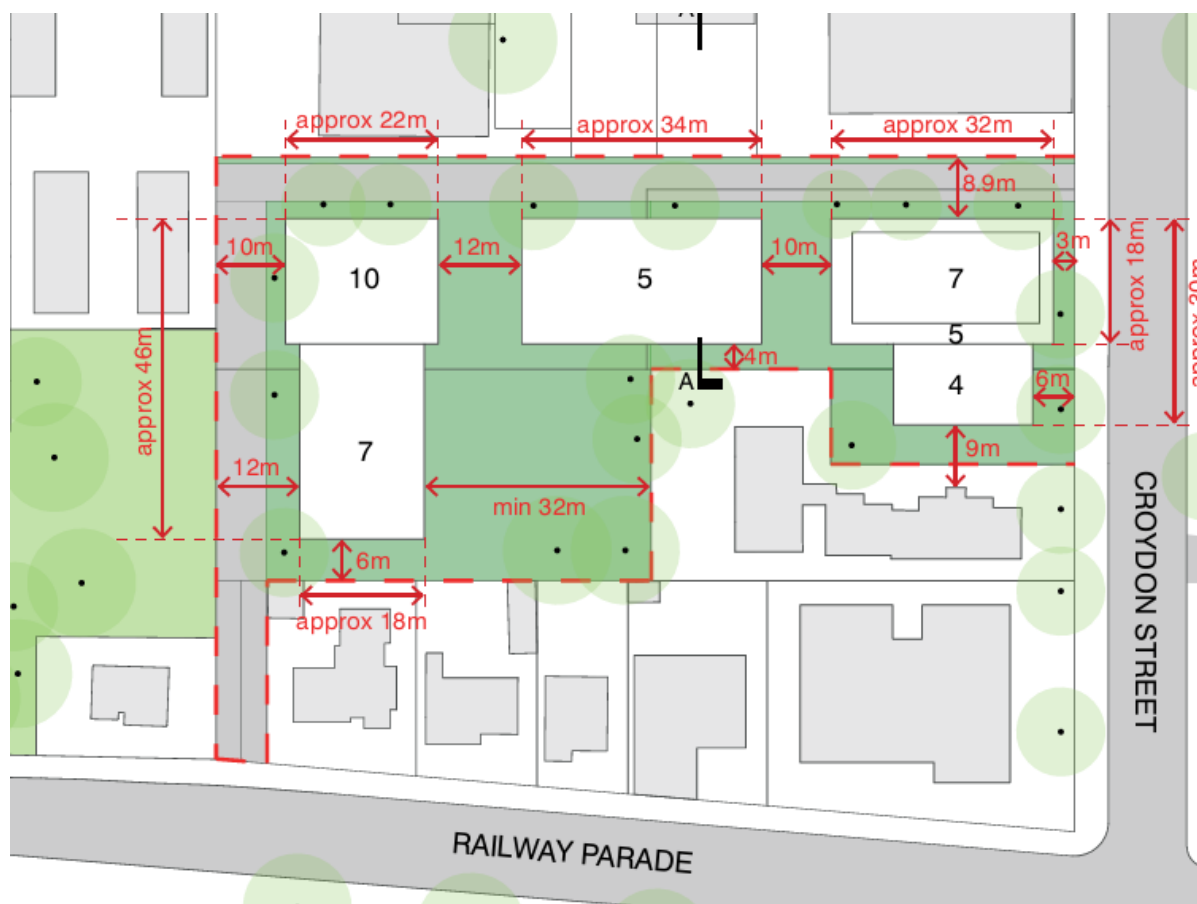
Figure 7. Council consultant proposed scheme



Source: GMU Concept Masterplan, August 2018

In August this year, the landowner submitted a revised alternative scheme (Figure 8, Attachment E) that also achieves an FSR of 2:1, accommodates the required laneway and complies with the ADG. Whilst this scheme provides less laneway setback and longer buildings, it delivers a larger area of ground floor communal open space and has less overshadowing impact on adjoining properties due to its lower proposed building height. This scheme is also consistent with the proposed HoB Map meaning it does not require re-exhibition. The landowner has also provided a letter of offer regarding dedication of the laneway to Council (Attachment F).

Figure 8. Landowners proposed scheme



Source: Stewart Hollenstein + Matthew Pullinger DCP Concept Plan, 2018

Table 1 provides a comparison of the Council commissioned scheme and the landowner's scheme. Whilst the two schemes are similar, the landowner's concept presents the preferred option as it proposes lower building heights with less potential for overshadowing impact on adjacent properties to the south and a larger area of ground floor communal open space whilst still achieving ADG compliance and allowing for the required laneway.

Whilst the Council commissioned scheme provides for better laneway amenity and a consistent setback to Croydon Street, on balance, this proposal is considered less suitable due to its potential overshadowing impacts related to its proposed building heights including the central portion of the scheme which has the most potential to overshadow 11 Croydon Street. It is also considered appropriate that issues regarding laneway amenity and setbacks are addressed through the application of development controls for the site and resolved at the development application stage.

Table 1. Comparison of the Council commissioned scheme and the landowner's scheme

Element	Council commissioned Scheme	Landowner Scheme
FSR	2:1	2:1
Laneway width	8.9m	8.9m
Setbacks	An additional 3m setback from the laneway on the northern and western boundaries. 6m from the Croydon Street boundary.	No setback from laneway on the northern boundary. 1-3m from laneway on the western boundary Part 3m and part 6m to Croydon Street.
Building Heights	Up to 27.4m (8 storeys) on Croydon Street 27.4m (8 storeys) in the central portion 30.5m (9 storeys) and 33.6m (up to 10 storeys) adjoining Jubilee Park Upper level setbacks throughout scheme	Part 24m (7 storeys) and part 18m (5 storeys) fronting Croydon Street 18m (5 storeys) in the central portion 24 (7 storeys) and 33m (10 storeys) adjoining Jubilee Park Upper level setback fronting Croydon Street
Overshadowing	ADG Compliant	ADG Compliant with a reduced impact on 11 Croydon Street adjoining the southern side of the site attributed to the proposed lower height.
Building length	Ranges from 25m to 38m	Ranges from 32m to 46m
Building form	3 buildings Finer grain buildings, narrower and taller Similar view lines between buildings	3 buildings Larger and longer buildings, lower height Similar view lines between buildings
Open Space	Smaller area of communal open space at ground floor Provides rooftop communal open space 3m laneway setback allows for private open space for ground floor units fronting the laneway	Larger communal open space at ground level No laneway setback to allow for ground floor front yards.

Infrastructure Delivery and Planning Agreement

Given the size and configuration of the subject site, public benefits in the form of a laneway are required to ensure adequate service vehicle access and pedestrian access to the adjoining Jubilee Park. This laneway is to be a minimum of 8.9m in width and must be provided for the full length of the northern and western boundaries of the site.

An appropriate mechanism is required to realise the delivery of this infrastructure in a timely manner. This may involve a planning agreement to legally capture the public benefits to be delivered by the proposed increase in maximum building height and FSR standards.

Section 7.4(1)(a) of the Environmental Planning and Assessment Act 1979 enables the proponent to provide a material public benefit through entering into an agreement with Council. Planning agreements are voluntary and must be freely entered into by Council and the proponent. It is noted that this commitment is in addition to any required contribution under the Canterbury S.94 Development Contributions Plan 2013.

Attachment F is a letter of offer from the landowner confirming their willingness to enter into a Planning Agreement for the delivery of the laneway. The specific details of this agreement are subject to negotiation.

An appropriate mechanism is required to be inserted into the Canterbury LEP 2012 prior to the proposed uplift in development potential being realised. The intent of this clause will be to ensure that a planning agreement is entered into by the landowners and Council at the development application stage to deliver the laneway. Should the landowner decide not to do this, the current development controls will continue to apply.

Proposed Amendments to the Planning Proposal

The proposed HoB Map has been updated to allow double loaded apartment design and to meet the setback requirements of the ADG which came into operation during the exhibition of the proposal.

The proposed FSR map has also been updated to reflect a reduced FSR, from the exhibited 2.2:1 to 2:1 consistent with the advice of the IHAP.

It is also proposed that an appropriate clause be inserted to Canterbury LEP 2012 to require that an FSR of 2:1 and a maximum height of part 18, part 24 and part 33m be applied to the site as provided in the maps at Attachment B only where the development delivers the required laneway to the satisfaction of Council. Where the development does not deliver the laneway, the existing maximum building height and FSR controls will continue to apply to the site. The intent of this clause is illustrated in the revised Planning Proposal at Attachment G.

Based on the above, it is recommended that Council adopt the revised Planning Proposal including revised HoB Map and revised FSR Map and intent of the clause intent at Attachment G.

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
- inform submitters of the responses and Council's decision
- Prepare and exhibit a development control plan and report outcomes back to Council
- Liaise with the Department regarding the Gateway requirement to provide for the levying of contributions for State infrastructure

Planning Matters - 25 September 2018

ITEM 5.2 **Planning Proposal: 297–299 Canterbury Road,Revesby**

APPLICANT **Canterbury-Bankstown Private Hospital Pty Ltd**

OWNER **Elcheikh Pty Ltd**

AUTHOR **Planning**

PURPOSE AND BACKGROUND

This report considers an application to amend Bankstown Local Environmental Plan 2015 for the site at 297–299 Canterbury Road in Revesby. The application seeks to amend Bankstown Local Environmental Plan 2015 by increasing the maximum floor space ratio from 1:1 to 2.9:1 for the purposes of a 6 storey private hospital.

ISSUE

The Local Planning Panel considered Council’s assessment report on 7 May 2018. The Panel’s recommendation is the application may proceed to Gateway, subject to an airspace study and planning agreement offer to demonstrate strategic merit. The proponent has since submitted this information for Council’s consideration.

Based on the site conditions and the information submitted, Council’s assessment indicates a 6 storey building envelope is possible. This equates to a maximum FSR of 2.3:1. Should the proponent pursue a FSR greater than 2.3:1, Council would need additional information to further test if that is appropriate for the site. The additional information may be submitted as part of the Gateway process, should Council decide to proceed with a planning proposal.

This approach is supported by an independent peer review of Council’s assessment of the application. The peer review concludes Council’s assessment process and merit considerations are in accordance with legislative requirements. The peer review also highlights some additional matters that Council may consider in the next steps of the process. These matters are addressed in this report.

RECOMMENDATION That -

1. Council prepare and submit a planning proposal to seek a Gateway Determination for the following amendments to Bankstown Local Environmental Plan 2015:
 - (a) Increase the maximum FSR from 1:1 to 2.3:1 solely for the purposes of a hospital provided the development delivers public benefits as outlined in this report. Otherwise a maximum 1:1 FSR will apply to the site.
 - (b) Apply a maximum height of 51 metres AHD to the rooftop structures.

2. Council seek authority to exercise the delegation in relation to the plan making functions under section 3.36(2) of the Environmental Planning & Assessment Act 1979.
3. Subject to the issue of a Gateway Determination, Council exhibit the planning proposal and the matter be reported to Council following the exhibition.
4. Council prepare and exhibit DCP amendments to support the planning proposal, and the matter be reported to Council following the exhibition.
5. Council prepare and exhibit a planning agreement to support the planning proposal on the basis that:
 - (a) The planning agreement covers the full cost of the proposed infrastructure works in addition to the required contribution under the Bankstown Section 94A Development Contributions Plan.
 - (b) The planning agreement is finalised in time for public exhibition alongside the planning proposal.
 - (c) The matter be reported to Council following the exhibition.
6. Council delegate authority to the General Manager to fulfil the obligations outlined in the recommendations of this report.

ATTACHMENTS

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

- A. Local Planning Panel Meeting–Council Report
- B. Local Planning Panel Meeting–Minutes
- C. Independent Peer Review Report
- D. Letter of Offer

POLICY IMPACT

This matter responds to a state significant development application submitted to the Department of Planning & Environment under the State Environmental Planning Policy (State and Regional Development) 2011. The Department is currently assessing the application, and the consent authority is the Minister for Planning.

The development application proposes to construct a 6 storey private hospital (2.67:1 FSR) at 297–299 Canterbury Road in Revesby, comprising 251 beds, consulting rooms, cafe and ancillary tenancies, and 433 parking spaces.

For comparison purposes, the proposed 251 bed private hospital is similar in size to the Canterbury Hospital, which contains 215 beds.

In March 2018, the Department issued the Secretary's Environmental Assessment Requirements (SEARs) to inform the development assessment process. The SEARs recommended a planning proposal as the best means to achieve the proposed FSR, and requires the proponent to *'provide justification for any contravention of the development standards, including the nature and timing for any proposed Local Environmental Plan amendments to facilitate the proposed development'*.

Based on this requirement, the proponent submitted a planning proposal request to Council, which is the subject of this report.

FINANCIAL IMPACT

Should Council decide to proceed with a planning proposal, the next step is for Council and the proponent to finalise the terms of a planning agreement to ensure the public benefits outlined in this report can be delivered in a timely manner.

COMMUNITY IMPACT

The proposal forms part of the emerging health and education precinct in Bankstown and contributes to social infrastructure in the City.

DETAILED INFORMATION

SITE DESCRIPTION

The site is located at the corner of Canterbury Road and Mavis Street in Revesby and comprises the properties at 297 Canterbury Road (Lot 9, DP 663160) and 299 Canterbury Road (Lot 202, DP 840245). The site area is 9,175m².

The site is within Zone IN1 General Industrial under Bankstown Local Environmental Plan 2015. Hospitals are permitted in this zone subject to consent. The maximum FSR on the site is 1:1. The industrial zones do not have a maximum building height standard.

The site is occupied by industrial buildings including warehouses, offices and showrooms. The site is subject to drainage easements and a right-of-way corridor, which provides freight truck access to the neighbouring site at 299A Canterbury Road.

In relation to local context, the site is located within the Bankstown Industrial Precinct and is surrounded by industrial development. Mavis Street is a cul-de-sac and B-Double trucks use this road to access industrial properties. The site is also subject to prescribed airspace restrictions due to the proximity to the Bankstown Airport. The Bankstown-Lidcombe Hospital is a 1km walking distance to the north via Claribel Road and Artegall Street. Public transport is limited to bus services.



Figure 1: Site and its surrounding locality



Figure 2: Proposed hospital viewed from Canterbury Road



Figure 3: Proposed hospital viewed from Mavis Street

PROPOSAL

In February 2018, Council received an application requesting to amend Bankstown Local Environmental Plan 2015 as follows:

Property Address	Current FSR	Proposed FSR
297 Canterbury Road	1:1	2.9:1
299 Canterbury Road	1:1	2.9:1

According to the proponent, *'the planning proposal is to facilitate the redevelopment of the subject site to accommodate a new 251 bed private hospital. The proposal will include operating theatres, associated services and tenancies. The proposal will also include car parking for approximately 433 vehicles, located within three basement levels and landscaping along the street frontages to Canterbury Road and Mavis Street. The proposal will have a height of six storeys above ground level and will have an FSR of 2.73:1. Vehicle access to the car park is from Mavis Street'*.

In March 2018, the proponent further explained that the request for a 2.9:1 FSR is *'in the event changes are required to be made to the 2.73:1 scheme as a result of any further consultant design input'*.

PRELIMINARY ASSESSMENT AND LOCAL PLANNING PANEL

Council carried out a preliminary assessment of the application for the purposes of reporting the matter to the Local Planning Panel. In accordance with the Department of Planning & Environment's Direction, the Panel is to consider planning proposal requests and recommend whether the matter should proceed to a Gateway Determination.

The assessment found the proposal to be generally consistent with the Greater Sydney Region Plan and the South District Plan. The site is located at the edge of the emerging health and education precinct, in proximity to the Bankstown–Lidcombe Hospital. Council's investigations identify the site as having the potential to support the emerging health and education precinct.

However, quality design and adequate infrastructure provision is critical if the proposal is to justify a higher FSR on the site. The assessment identified the need for a prescribed airspace study to determine the maximum building height, and an appropriate mechanism to realise the supporting infrastructure in a timely manner. Council's assessment report is shown in Attachment A.

The Local Planning Panel considered Council's assessment report on 7 May 2018. As shown in Attachment B, the Panel's recommendation is:

The Panel is of the opinion that the applicant should now:

- (a) carry out the required airspace study in conjunction with Bankstown Airport Limited so that a height limit can be determined for the site;*
- (b) provide a Voluntary Planning Agreement (VPA) offer to the Council, outlining the traffic and pedestrian matters that would be included in the VPA.*

Further, the Panel agrees that any planning proposal would be a site specific proposal for a hospital, and that any new FSR and height controls would relate only to a hospital use on this site, to avoid any undesirable precedents for other sites. Upon the submission of this information to the satisfaction of the Council, the matter could then proceed to a Gateway determination.

ASSESSMENT FINDINGS

This section considers the additional information submitted to Council following the Local Planning Panel Meeting of 7 May 2018.

Prescribed Airspace

The site is subject to prescribed airspace restrictions due to the proximity to the Bankstown Airport. Buildings and rooftop structures (such as plant rooms, lift motor rooms, fire stairs, signage, antennas and low impact telecommunication facilities) cannot encroach into the prescribed airspace as it may constitute an obstruction, hazard or potential hazard to aircraft flying in the vicinity.

In May 2018, the proponent submitted an airspace study as recommended by the Local Planning Panel. According to the Panel, *'establishment of the height control for the site would then assist in determining the appropriate FSR for the site'*.

In August 2018, Bankstown Airport confirmed the prescribed airspace restriction is 51 metres AHD following a review of the airspace study. The planning proposal will make reference to this height limit.

FSR Assessment

An objective of the FSR control is to establish a building envelope that is compatible with the capacity and character of the site and its surrounding locality. It is noted the site is constrained by prescribed airspace restrictions, flood affectation, drainage easements and a right-of-way corridor which provides freight truck access to the neighbouring site at 299A Canterbury Road.

Based on the site conditions and the information submitted, Council's assessment indicates a six storey building envelope below the prescribed airspace restriction is possible (refer to Figure 4). This equates to a maximum 2.3:1 FSR subject to addressing the risks associated with habitable uses below the flood planning level (ground floor).

According to the proponent, *'the floor levels below the Flood Planning Level (Basement 01 – 04) comply with the Flood Planning Level requirement and do not need to be evacuated as they are protected from flood events up to and including the probable maximum flood'*. Although this argument is acceptable in-principle, Council's assessment and the independent peer review require confirmation as to whether the risks associated with habitable uses below the flood planning level (ground floor) can effectively be dealt with via an evacuation management plan, in consultation with NSW Health and NSW State Emergency Service. This additional information may be submitted as part of the Gateway process, should Council decide to proceed with a planning proposal.

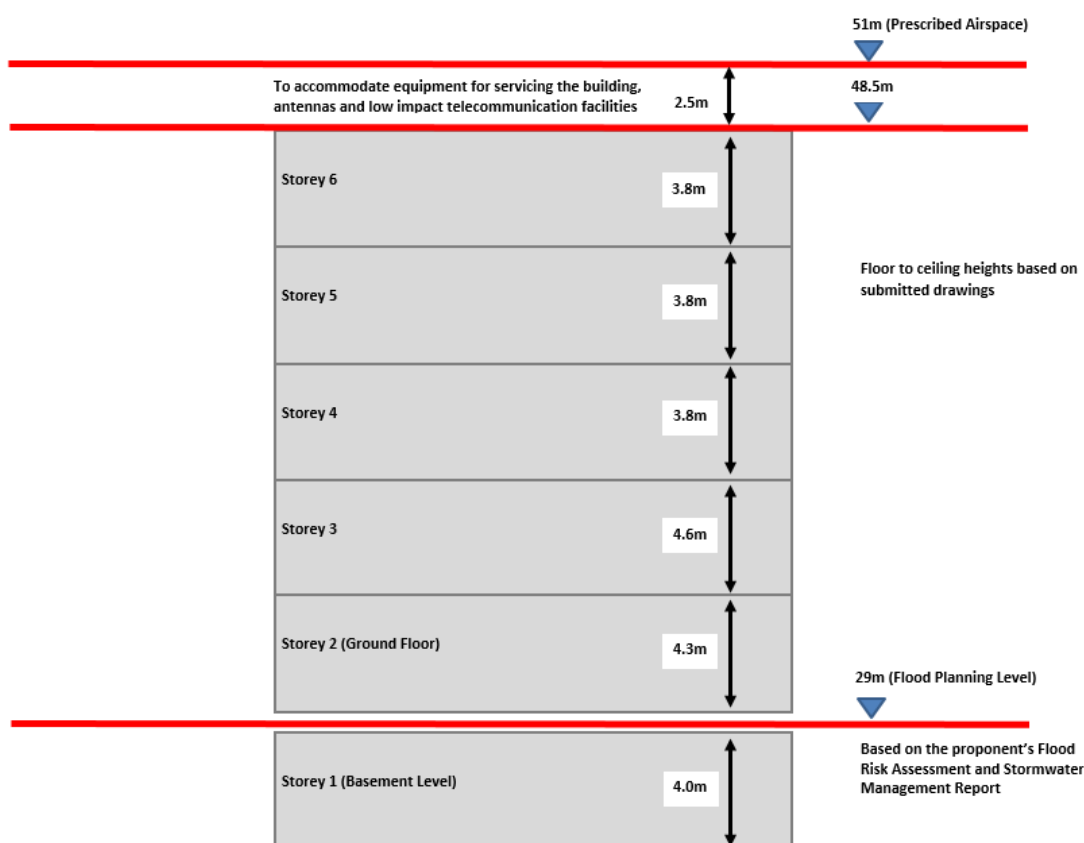


Figure 4: Cross-section of the proposed building envelope within the site constraints

Should the proponent pursue a FSR greater than 2.3:1, Council would need additional information to further test if that is appropriate for the site, namely confirmation on the location of the right-of-way corridor in relation to the building footprint. If it is proposed to relocate the right-of-way corridor to the northern boundary, this would require an amendment to the property title before any changes to the floor space ratio is considered. This additional information may be submitted as part of the Gateway process, should Council decide to proceed with a planning proposal.

This approach is supported by an independent peer review of Council's assessment of the application, as shown in Attachment C. The independent peer review considers that '*Council has undertaken a methodical and comprehensive approach to evaluating the site's constraints and its ability to accommodate an appropriate building envelope. In this regard, we consider that Council's approach is prudent in the circumstances, as it demonstrates that the FSR of 2.9:1 sought in the planning proposal may not be able to be accommodated on the site*'.

The independent peer review also recommends some additional matters that Council may consider in the assessment of the application, which are addressed below:

Matters for consideration to test an appropriate FSR for the site	Council's comments
Consider greater flexibility in the application of building setbacks in Council's DCP. Reduced or varied setbacks may be reasonable, without	Council's FSR calculation is based on the site conditions and setback controls under Council's DCP. Should the proponent pursue a FSR greater than 2.3:1, Council would need additional information to further test if that is

compromising desired design and amenity outcomes.	appropriate for the site, namely confirmation on the location of the right-of-way corridor in relation to the building footprint. If it is proposed to relocate the right-of-way corridor to the northern boundary, this would require an amendment to the property title before any changes to the floor space ratio is considered. This additional information may be submitted as part of the Gateway process, should Council decide to proceed with a planning proposal.
Consider whether a 2.5 metre height allowance for rooftop structures is sufficient.	In September 2018, the proponent confirmed ' <i>that a zone of 2.5m at the top of the building will be suitable to accommodate services should this be necessary</i> '.
Clarify the proposed uses below the flood planning level.	In September 2018, the proponent indicated the services in the basement level are likely to include imaging, pathology, back of house areas and other ancillary functions. Council's assessment indicates this arrangement may be possible subject to confirmation that the risks associated with habitable uses below the flood planning level (ground floor) may be dealt with via an evacuation management plan, in consultation with NSW Health and NSW State Emergency Service. This additional information may be submitted as part of the Gateway process, should Council decide to proceed with a planning proposal.
Confirm whether the risks associated with habitable uses below the flood planning level could be dealt with via an evacuation management plan in consultation with the NSW State Emergency Service.	
Consider the commercial viability of the proposed development if a maximum FSR of 1.9:1 is applied.	Council's assessment addresses this issue as it recommends a FSR greater than 1.9:1.

Infrastructure Delivery and Planning Agreement

Given the size of the proposed private hospital, the assessment identifies the need for supporting traffic and transport infrastructure to meet the demands arising from the proposal. The infrastructure works include (but are not limited to):

- The installation of traffic signals and slip lanes at the intersection of Canterbury Road and Mavis Street, in consultation with the Roads & Maritime Services.
- The installation of new bus shelters on both the northern and southern sides of Canterbury Road (next to the Canterbury Road / Mavis Street intersection) to cater for staff, patients and visitors using public transport. The locations may be considered in conjunction with the proposed Canterbury Road / Mavis Street intersection design. The bus shelters must be accessible for seniors and people with disabilities, and comply with the Disability Discrimination Act 1992.
- The embellishment of Mavis Street to improve the public domain, street lighting, road line markings and other safety measures.
- The construction of new pedestrian crossings, footpaths and associated public domain improvements (e.g. street lighting and seating) between the site and the Bankstown–Lidcombe Hospital (via Claribel Road and Artegal Street) given that the proposal is looking to share resources and knowledge between the two facilities. The improvements must comply with the Disability Discrimination Act 1992.

In this regard, an appropriate mechanism is required to realise these infrastructure works in a timely manner. This may involve a planning agreement to legally capture the public benefits to be delivered by the proposed development standard.

Section 7.4(1)(a) of the Environmental Planning & Assessment Act 1979 enables the proponent to provide a material public benefit through entering into an agreement with Council. Planning agreements are voluntary and must be freely entered into by Council and the proponent.

This approach is supported by an independent peer review of Council's assessment of the application, as shown in Attachment C. The independent peer review considers that *'the process taken to determine a voluntary planning agreement is appropriate and well considered. The works are consistent with Council's recommendation to the Planning Panel in May 2018. We recommend the Council liaise with the RMS in relation to the relevant traffic and transport infrastructure works to ensure the scope of works proposed is supported'*.

In September 2018, the proponent submitted a letter of offer to enter into a planning agreement, as shown in Attachment D. The letter of offer provides in-principle agreement to cover three quarters of the infrastructure costs, in addition to the required contribution under the Bankstown Section 94A Development Contributions Plan. This is subject to negotiation and finalisation of the details of the proposed works.

Following a review, it is recommended that Council and the proponent negotiate a planning agreement as part of the Gateway process, subject to:

- The planning agreement covering the full cost of the proposed works in addition to the required contribution under the Bankstown Section 94A Development Contributions Plan.
- The planning agreement being finalised in time for public exhibition alongside the planning proposal.

Council would consult with the Roads & Maritime Services during the preparation of the planning agreement.

NEXT STEPS

Planning Proposal

Should Council decide to proceed with a planning proposal, the next step is to prepare and submit a planning proposal to seek a Gateway Determination. The planning proposal would request:

- (a) The following amendments to Bankstown Local Environmental Plan 2015:
- (i) Increase the maximum FSR from 1:1 to 2.3:1 solely for the purposes of a hospital provided the development delivers the following public benefits to the satisfaction of Council:
 - The installation of traffic signals and slip lanes at the intersection of Canterbury Road and Mavis Street, in consultation with Council and the Roads & Maritime Services.
 - The installation of new bus shelters on both the northern and southern sides of Canterbury Road (adjacent to the Canterbury Road / Mavis Street intersection).

- The embellishment of Mavis Street to improve the public domain, street lighting, road line markings and other safety measures.
- The construction of new pedestrian crossings, footpaths and associated public domain improvements (e.g. street lighting and seating) between the site and the Bankstown–Lidcombe Hospital (via Claribel Road and Artegall Street) given that the proposal is looking to share resources and knowledge between the two facilities.

If the development does not deliver these public benefits to the satisfaction of Council, then a maximum FSR of 1:1 will apply to the site.

- (ii) Apply a maximum height of 51 metres AHD to the rooftop structures.
- (b) Additional information to confirm that the risks associated with habitable uses below the flood planning level (ground floor) may be dealt with via an evacuation management plan, in consultation with NSW Health and NSW State Emergency Service.
 - (c) Should the proponent pursue a FSR greater than 2.3:1, additional information to further test if that is appropriate for the site, namely confirmation on the location of the right-of-way corridor in relation to the building footprint. If it is proposed to relocate the right-of-way corridor to the northern boundary, this would require an amendment to the property title before any change to the floor space ratio is considered.

Supporting Documents

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

- Site specific development controls in Bankstown Development Control Plan 2015 to achieve a well-designed development.
- A planning agreement to deliver the infrastructure improvement works required for the planning proposal. As Council and the proponent are not yet in a position to finalise the terms of a planning agreement – required to legally capture the public benefit of the proposal – the recommendation requests that Council prepare a planning agreement ready for public exhibition alongside the planning proposal.

Following the public exhibition, the outcomes will be reported to Council.

ITEM 5.3 Accelerated LEP Project Plan

AUTHOR Planning

PURPOSE AND BACKGROUND

The purpose of this report is to seek Council's endorsement of the Project Plan (attached) for Council's new comprehensive Local Environmental Plan.

ISSUE

On 22 May 2018, the NSW Department of Planning and Environment (DPE) confirmed that Council will be allocated up to \$2.5 million to support the review of its current Local Environmental Plans within two years. This followed a request from Council to become a 'priority Council' in accordance with the Mayoral Minute of 12 December 2017. On 26 June 2018, Council resolved to accept the \$2.5 million and associated agreement to prepare a comprehensive Local Environmental Plan for Canterbury Bankstown. Receiving the full \$2.5 million relies on Council meeting a number of milestones by June 2020, of which the first is to prepare a Project Plan by January 2019.

This process will require preparation of technical studies, a Community Participation Plan, preparation of a Local Strategic Planning Statement and draft planning controls, along with engagement and consultation with our community and key stakeholders.

The comprehensive LEP is also required to bring together the planning controls of the former Canterbury and Bankstown Councils into one Local Environmental Plan and supporting city-wide controls, including a Development Control Plan and Contributions Plans.

A Project Plan has been prepared setting out a detailed program for successfully executing the agreement and managing the preparation of the comprehensive Local Environmental Plan, associated planning and activities. It is supported by a plan for community and stakeholder engagement, risk identification and management, staffing and resourcing, a governance framework, procurement strategy and budget.

RECOMMENDATION That -

1. Council endorse the Project Plan which sets out a program for successful execution of the funding agreement for preparation of a new, city-wide Local Environmental Plan by June 2020.
2. Council notes the Project Plan milestones, master program, risk identification and management framework, communications and stakeholder engagement framework and procurement strategy.

3. Council notes that this program will be subject to a number of reports to Council for information and decision making, including at key milestones.
4. A further report be provided to Council regarding possible staging of growth areas.

ATTACHMENTS

[Click here for attachment](#)

- A. Accelerated LEP Project Plan

POLICY IMPACT

The execution of the Project Plan will result in a new planning policy framework, including a local strategic planning statement, a new city-wide Local Environmental Plan and supporting planning policies including a development control plan and contributions plan.

FINANCIAL IMPACT

This project will be funded by the \$2.5 million to be provided by the NSW Department of Planning and Environment. Any requests for additional costs over the two years will be reviewed through the quarterly review process. The development of a new Contributions Plan will be partial funded by the Canterbury Section 94 Contributions Plan, already collected for the purpose of plan administration.

COMMUNITY IMPACT

The Project Plan provides a road map that makes provision for engaging with the community. The community will be kept informed throughout the process, and engaged as part of the preparation of a Local Strategic Planning Statement, new Local Environmental Plan and associated plans and policies. Residents, businesses, institutions, organisations and other stakeholders in our city will be genuinely engaged over the two years. A detailed community and stakeholder engagement strategy will be prepared as part of the next steps, with more detail about the methods and timing of engagement.

DETAILED INFORMATION

Under an agreement executed between Council and the NSW Department of Planning and Environment, Council is required to prepare a comprehensive, city-wide Local Environmental Plan by June 2020.

As illustrated below, the comprehensive Local Environmental Plan will implement the South District Plan prepared by Greater Sydney Commission in 2018 and CBCity 2028, Canterbury Bankstown Council's community vision, also adopted in 2018. The illustration below provides a summary of the key milestones and opportunities for engagement through the process. To ensure transparency is maintained throughout the process and engagement is meaningful to the community and provides Council the level of input it requires, engagement will not be limited to statutory imposed consultation requirements, but will involve a variety of forms across a number of locations, with information interpreted in a number of languages. Council's approach will be detailed in a community and stakeholder engagement strategy, designed for the project.



The Project Plan has been prepared in accordance with the Agreement executed by Council, and includes:

- A master program for delivery of the required work between now and June 2020;
- A governance and decision making framework;
- Stakeholder engagement, including community consultation through the process;
- Resources and procurement details;
- Staffing plan;
- Budget and project costs; and
- Risk analysis.

A number of specialist and technical studies and strategies will be developed to inform the Local Strategic Planning Statement and the comprehensive Local Environmental Plan including a housing strategy, employment lands strategy, project management, community and stakeholder engagement strategy, transport and access strategy, demographic analysis, and an infrastructure needs and contributions framework.

The Project Plan includes risk identification and a management framework. The risks identified are with respect to being able to deliver the comprehensive LEP within the two year

timeframe. The key risks and proposed mitigation measures to successful execution of the Project Plan include:

- Community and stakeholder objection to the draft LEP may be significant and prolong the program. To mitigate this risk, a robust community and stakeholder engagement framework will be prepared to ensure ongoing and varied engagement activities with the community.
- There are a limited number of consultants who have the capacity or capability to provide the required services and who are not conflicted, which may make procurement of specialist consultants difficult. In response, the project plan accelerates earlier parts of the program to be delivered ahead of the milestone dates, so that procurement of specialists can happen early, to ensure Council has the best chance to successfully procure suitable consultants for each specialist or technical area.
- Budget costs exceedance. The budget for this program will need to be continuously monitored and managed. Any needs for additional funds will be considered through the ordinary quarterly review process.
- The Accelerated LEP Review Program timeframes are compact and necessitate short turn around periods and minimum public exhibition periods to achieve the milestones and target end date of 2020. Notwithstanding, a robust framework will be in place for community and stakeholder engagement to ensure the community is kept informed and provided multiple opportunities for views to be expressed through the process whilst keeping to the required two year timeframe.
- Staff numbers, skills and expertise across Council are insufficient to produce the deliverables required under the accelerated LEP Review Program. In response to this risk, approval has been granted for two new contract positions to focus on delivery of this program, which will be supported as required by independent specialists, external to Council.
- The funding and a two year timeframe cannot achieve an LGA wide solution, potentially requiring the comprehensive LEP to be delivered in a staged manner. Council may defer some areas, such as Planned Precincts and major strategic sites until adequate planning has been undertaken. These areas may be added to the new LEP at a later date.

Over the coming two years, the following deliverables are required of Council:

- A Project Plan (the attached document);
- Comprehensive Local Environmental Plan review process, referred to as the LEP Health Check. This will be reported to Council in the short term, identifying gaps in our current planning controls with respect to implementation of the District Plans, and identify opportunities for implementing the community's vision, set through CBCity 2028.
- A completed and endorsed Local Strategic Planning Statement which sets out the strategic planning vision for the local area.
- Submission of a planning proposal, prepared in accordance with *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*. This planning proposal will apply across both the former Canterbury and Bankstown local government areas.
- Statutory public exhibition and all supporting material that addresses all conditions and requirements imposed through the Gateway determination.
- A submissions report demonstrating how feedback received during the public exhibition process has been addressed; and

- Submission of a draft LEP to the NSW Department of Planning and Environment for gazettal.

Parallel to this process, Council is required to prepare a Community Participation Plan, which will set out how Council will engage with the community on all planning matters, in accordance with Division 2 of the *Environmental Planning and Assessment Act 1979*. This Plan will be prepared and inform Council's engagement for the Local Strategic Planning Statement and draft LEP and associated plans and policies.

Over the course of implementing the Project Plan, Council initiatives, notices of motion, resolutions and other key issues raised will also be considered as relevant to informing the Local Strategic Planning Statement, draft LEP and associated plans and policies. This will involve collecting an inventory of issues to be addressed, which will include, but not be limited to undergrounding of the Bankstown Metro Station, affordable housing policy, dual occupancy development across the Local Government Area, public benefit clause in the Local Environmental Plan, design excellence and the mismatch in boarding house controls between the former Canterbury and Bankstown controls.

6 POLICY MATTERS

The following items are submitted for consideration -

6.1 Commercial Use of Footways Policy	79
6.2 Draft Heritage Incentives Policy	85

ITEM 6.1 Commercial Use of Footways Policy

AUTHOR City Future

PURPOSE AND BACKGROUND

At the July 2018 Council meeting Council endorsed the public exhibition of the Draft Commercial Use of Footways Policy, Draft Commercial Use of Footways Guidelines and the removal of Part B10 Canterbury DCP (2012). The documents were placed on public exhibition from 7 August 2018 to 4 September 2018 for a period of 28 days. The Commercial Use Of Footways Policy is Attachment A, and Commercial Use Of Footways Guidelines is Attachment B.

The policy and guidelines will replace the current Bankstown Commercial Use of Footways Policy (2006) and Part B10 of the Canterbury DCP (2012).

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 adopt the Commercial Use of Footways Policy and the Commercial Use of Footways Guidelines.
2. Council adopt the amendment to the Canterbury DCP 2012 by deleting Part B10 – Use of Footpaths and any other references to Part B10 elsewhere in the DCP.

3. The Commercial Use of Footways Policy and the Commercial Use of Footways Guidelines be reviewed after a period of six months to assess the success of the new policy.
4. The fees and charges associated with the new policy and guidelines be reviewed and any changes be considered as part of the fees and charges in the 2019/20 Operational Plan.

ATTACHMENTS

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

- A. Commercial Use of Footways Policy
- B. 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 local government area.

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 following 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 licences are applied for, or existing licences come up for renewal. Since licenses 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 local government area.

The policy has been created to simplify processes and regulations for applicants and Council officers making it clear and easy to achieve a high level of compliance. 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 draft Commercial Use of Footways Policy, the draft Commercial Use of Footways Guidelines and the revised Canterbury DCP (2012) were placed on public exhibition from 7 August 2018 to 4 September 2018 for a period of 28 days. This included exhibition on Council's 'Have Your Say' website and both Bankstown and Campsie Customer Service Centres. The community was informed of this exhibition through advertising in the local papers, The Torch and Inner West Times, and an email broadcast distributed by the Canterbury Bankstown Business Advisory Service to approximately 25,509 associated businesses, cafes and restaurants.

The purpose of the public exhibition was to inform the public of the intention of Council to provide a revised Council Policy position for the commercial use of footways that aligns the whole local government area and allow them to provide feedback about the policy and raise any issues or concerns they may have.

A total of 252 people visited the 'Have Your Say' website with 80 viewing more than one page of the project and 112 downloading the project's attachments, and of these five people provided a response. These responses were a mix of supportive and unsupportive, with issues including concern about pedestrian access, smoking, enforcement and fees as detailed below.

Submission 1 is concerned that temporary merchandise displays are not allowed under the new policy. Submission 2 is conditionally supportive with concerns that pedestrian access and no smoking will not be monitored and enforced. Submission 3 would like to see free outdoor dining for all business. Submission 4 is supportive with no comments, and Submission 5 would like to see limited or no commercial use of footways with suggestions regarding alternative locations to the footway or limited times such as 'market days'.

Submission table;

Submission	Issue	Response
1	Support - No. Concern that the policy does not support temporary merchandise display tables (1-2 days) or transactions on the footway.	The council position is that temporary merchandise display tables with transactions are not to be allowed on the footway as this will impact on the public space and is difficult to regulate, this policy position has not been changed from the previous council policies. As well temporary stalls and markets are to be covered under their own standalone policy.
2	Support - Yes. Concern that there will be infringement of pedestrian access and smoking in these areas.	Both pedestrian access and smoking are issues covered within the policy. The regulatory services officers are aware of these issues and have provided feedback about how to maintain and increase compliance which is being acted upon.
3	Support - No. Opinion that outdoor dining should be free for business.	The fees and charges structure has not be part of the policy review but will be reviewed before the next financial year with no fees being part of that.
4	Support - Yes. No comment	
5	Support - No. Opinion that limited or no commercial use of footways should be allowed due to	It is the policy position that regulated commercial use in the footways provides a positive addition to the streetscape and supports economic vitality. The policy has been developed to provide

	pedestrian safety and aesthetic issues. Suggested that these activities be moved to alternative locations or use strategies such as 'Market days'.	a balance between the commercial and public use of the footways that provides energised, vibrant streets and town centres whilst maintaining public safety. The licencing requires that these areas be maintained to a high aesthetic standard.
--	--	---

Overall the response has shown a very low level of concern regarding the new policy position and therefore it is advised that this policy and the guidelines be adopted.

Furthermore it is advised that the policy, guidelines and the fees be reviewed at the end of a six month period to assess success. This review should include administration, compliance, the new processes and clarity for both users and Council staff.

ITEM 6.2 Draft Heritage Incentives Policy

AUTHOR Planning

PURPOSE AND BACKGROUND

As part of the ongoing process of aligning policies of the former Bankstown and Canterbury Councils, the draft Heritage Incentives Policy has been prepared for Council's consideration in order to provide a consistent approach to this issue across the Local Government Area.

ISSUE

This report is to consider the public exhibition feedback from the draft Heritage Incentives Policy that was reviewed by the Heritage Reference Group on 12 July 2018. Separately, the report also notes that certain former Council policies, which have now been superseded and/or incorporated in other policy documents, should be formally revoked.

The draft policy was reported to Council on 12 December 2017 and Council resolved to place the Policy on public exhibition.

RECOMMENDATION That -

1. Council note the feedback from the public exhibition of the draft Heritage Incentives Policy and adopt the amended Policy with the changes outlined in this report.
2. Council revoke existing heritage policies as outlined in the report and replace with the amended Heritage Incentives Policy.
3. The Policy be reviewed within the first year of operation and reported to Council if amendments are required.
4. Council consider any funding adjustments for the policy as part of its quarterly budget review process.

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

- A. Table of submissions
- B. Heritage Incentives Policy
- C. Heritage Reference Group Minutes

POLICY IMPACT

The adoption of the draft Heritage Incentives Policy included in this report will provide an aligned policy position for Canterbury-Bankstown Council and ensures compliance with Council's legislative requirements. The provisions of Sections 356 and 377 of the *Local Government Act 1993*, have been taken into account when preparing this Policy. When adopted, this Policy will supersede previous related policies adopted by the former Bankstown and Canterbury Councils, including the Bankstown Heritage Fund Policy and Canterbury Policy 53-043 - Heritage Issues.

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

FINANCIAL IMPACT

Funding required to administer these policies will be made available from Council's adopted budget. The total pool of grant funds to be made available for the 2018-2019 financial year is currently \$60K. In its recent meeting, the Heritage Reference Group recommended an increase to the allowance by \$20K to acknowledge and emphasise the importance of the program in maintaining and protecting the integrity of heritage items across the city. Council will monitor the use of the current allowance (\$60K) throughout the financial year and if necessary consider increasing the allowance to accommodate expanding the program as part of its quarterly budget review process.

COMMUNITY IMPACT

The alignment of Council policies and procedures ensure uniformity in approach, understanding, and administration. The draft Heritage Incentives Policy will have a positive community impact through encouraging restoration of heritage listed properties which protects them for future generations.

DETAILED INFORMATION

Background

Prior to amalgamation each of the former Councils had policies containing different heritage incentives:

- Bankstown City Council had a Heritage Grant Fund allowing up to \$5,000 on a dollar for dollar basis.
- Canterbury City Council provided a rate reduction for heritage listed residential properties of 20%, and a development application fee waiver.

An examination of the rate reduction for heritage listed residential properties found that there was no provision for this reduction to exist under the *Local Government Act*, and it has now been phased out.

Given the different incentives and the need to phase out the rate reduction, it was decided to develop a single consolidated policy that would apply across the local government area creating a transparent monetary incentive to owners of heritage listed properties. Savings from no longer having the rate reduction applying to heritage listed properties are to go into an expanded heritage grant fund.

Preparation of a new Heritage Incentives Policy

A draft Heritage Incentives Policy was developed throughout 2017. In summary it has two main components:

- A heritage grant fund allowing up to \$5,000 per property on a dollar for dollar basis.
- A development application (DA) fee waiver on heritage properties subject to proposals complying with the following criteria:
 - It would be exempt or complying development if not heritage listed.
 - It complies with our DCP controls on heritage.
 - Does not propose demolition of original building fabric.
 - Includes non-residential buildings only where conservation of the original building is being achieved.

The draft policy was reported to Council on 12 December 2017 (copy attached) and Council resolved to place the Policy on public exhibition.

Public Exhibition Process

The Policy was exhibited from 19 January 2018 until 28 February 2018. All owners of heritage listed items in Canterbury-Bankstown were notified in writing. A notice was also placed in local newspapers, and information on our website “Have Your Say” page.

Review of submissions

Nine submissions were received as part of the exhibition. None of the nine submissions received objected to having a policy.

Five provided unqualified support, and the remaining four raised issues or suggested amendments to the draft policy.

A table containing a summary of these submissions and a response to the issues raised is attached. Some of these responses recommend changes to the draft policy. They also reflect comments made by the Heritage Reference Group (see specific details below).

Council Officers will also write to all submitters advising them of the resolution of Council.

Reporting to Heritage Reference Group

Consistent with Council's resolution of 12 December 2017, the outcomes of the public exhibition period were reported to a meeting of Council's Heritage Reference Group.

Arising from this meeting a number of changes to the draft Policy were recommended and supported by the Heritage Reference Group. These have been outlined below:

Heritage maintenance works

Currently the draft Policy only allows grant funding for a heritage item if matching funding is provided by the applicant. The Heritage Reference Group has recommended that matching funding not be required in relation to applications for exterior maintenance works.

The reason for this amendment is to give owners the ability to undertake these more essential works where they may not have the ability to provide matching funding. The maximum amount of grant funding (\$5,000) still remains unchanged. For other types of works, such as external restoration and interior restoration/repairs, only matching funding will be granted.

Clarification of funding availability

A comment was received in the submissions stating that no indication was given as to whether the funds available are capped to a set amount.

While the draft policy indirectly refers to this (in advising that not all applications may be successful even though eligible criteria are met), it is proposed to make the following clarification:

There will be an overall maximum amount of funding available each round. The amount may vary each funding round.

This will make it clear that there is not unlimited funding available, and gives Council the discretion to vary the amount of funding depending on circumstances. This may be dependent on available funds or on the merits of submissions.

Development application (DA) fee waiver

A comment was received in the submissions stating that all DA fees should be cancelled in recognition of owners of heritage properties having many more regulations to face than other owners.

Currently the draft policy allows for a waiver of DA fees if a DA would not have been required because of heritage listing.

In practice determining this may be difficult without a considerable degree of assessment, which will be administratively burdensome.

It is also the case that even without DA fees, owners of heritage properties are subject in almost all instances to additional costs in preparing heritage relevant documentation when lodging a DA.

It is therefore recommended that it is appropriate to waive DA fees for heritage items provided that the development meets other criteria such as providing for an appropriate heritage outcome and does not involve demolition of original fabric.

Grant funding allocation for 2018-2019 round

Funding required to administer these policies will be made available from Council's adopted budget. The total pool of grant funds to be made available for the 2018-2019 financial year is currently \$60K.

In its recent meeting, the Heritage Reference Group recommended an increase to the allowance by \$20K to acknowledge and emphasise the importance of the program in maintaining and protecting the integrity of heritage items across the city.

Council will monitor the use of the current allowance (\$60K) throughout the financial year and if necessary consider increasing the allowance to accommodate expanding the program as part of its quarterly budget review process.

Reporting to Liveable Cities Advisory Committee

The Heritage Reference Group reports to the Liveable Cities Advisory Committee. This Committee met on Thursday 16 August 2018 and has endorsed the recommendations of the Heritage Reference Group.

Amended Policy

The amended policy is attached to this report. Deletions are noted by strikethrough, and new text is highlighted in yellow.

Revocation of Policies

As part of the ongoing process of aligning policies of the former Bankstown and Canterbury Councils, a number of policies have been identified to be revoked by Council. These policies have been superseded by operational procedures or a formal Council position is no longer required from Canterbury-Bankstown Council.

The Rezoning Land/ Industrial Developments Policy provided in-principle support for industrial property owners to allow rezoning of an adjoining property if the intended uses were parking, loading facilities and landscaping purposes. These matters are now considered on a case by case basis and assessed on its merits by Council.

The Public Health Policy ensured a consistent approach to public health regulation and enforcement, and is now covered by operational procedure.

7 GOVERNANCE AND ADMINISTRATION MATTERS

The following items are submitted for consideration -

7.1	Stronger Communities Fund - Progress Report	93
7.2	Review of Councillor Expenses and Facilities Policy	99
7.3	Cash and Investment Report as at 31 August 2018	103
7.4	Local Government NSW Request for Contribution to Legal Costs on behalf of City of Sydney Council, North Sydney Council and Bayside City Council	107

Governance and Administration Matters - 25 September 2018

ITEM 7.1 Stronger Communities Fund - Progress Report

AUTHOR City Future

PURPOSE AND BACKGROUND

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

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

The SCF is overseen by an Assessment Panel, the role of which is to assess and recommend projects for funding. As per the Department of Premier and Cabinet (DPC) Guidelines for the SCF, the Panel is made up of the Mayor or delegate, State Members of Parliament, a representative from DPC, and an independent probity advisor.

ISSUE

In accordance with SCF Guidelines developed by the Department of Premier and Cabinet (DPC), Council is required to provide quarterly progress reports to an Ordinary Council meeting on the expenditure and outcomes of the SCF. This report covers the period March 2018 – August 2019.

RECOMMENDATION

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

ATTACHMENTS

Nil

POLICY IMPACT

This report has been prepared in accordance with SCF Guidelines developed by the Department of Premier and Cabinet.

FINANCIAL IMPACT

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

All funding under the Major Projects Program has been allocated.

COMMUNITY IMPACT

All projects delivered under the SCF must deliver social, cultural, economic or environmental benefits to the community. Major Projects are for the delivery of new or improved infrastructure or services to the community.

Community engagement is compulsory, and close to 11,000 residents had their say on the big ideas or their priorities for the City.

DETAILED INFORMATION

In line with the Stronger Community Fund (SCF) Guidelines, Council is required to table progress reports at least quarterly to an Ordinary Council Meeting on the expenditure and outcomes of the SCF.

In addition, Councils must also provide six monthly reports each year by 31 July and 31 January to OLG on projects selected for funding, delivery progress and expenditure. Council recently submitted its latest report to OLG in accordance with these timeframes.

The below information provides an update for the period March – August 2018.

Community Grants Program

Following the guidelines issued by the DPC, and a community workshop and application process, a list of applications recommended for funding was endorsed at the December 2016 Council meeting. A ceremony was held to recognise the recipients of Community Grants, where a total of \$987,546 was presented to 27 different community groups.

All 27 projects funded under this program have commenced and are delivering a variety of benefits to our community. Of the 27 Projects, eight have been completed and a further 16 substantially implemented. Highlights include:

Organisation & Project	Update
Bankstown Community Resource Group Kooris Connecting	<ul style="list-style-type: none">• A new Aboriginal Project Worker has been employed and has been establishing contacts with Canterbury and Bankstown Aboriginal community members through social and community networks such as Hope group, Aboriginal playgroup, Bankstown Koori Interagency, and meetings with Council and other community workers.• Planning has been ongoing for various initiatives such as an Aboriginal community gathering and Aboriginal Children's Day event in 2018, and researching cultural awareness training options.• The project worker has been attending interagencies, networks and Aboriginal community programs in order to promote her case management services to workers and community.
Canterbury City Community Centre Volunteering in the New City	<ul style="list-style-type: none">• Projects undertaken as part of the funding agreement include: Formation and attendance at the Canterbury Bankstown Volunteer Reference Group; Delivery of Way 2 Go Training for local organisations to build their capacity managing volunteers; Progress on compiling a Volunteer Handbook.• Total of 58 face to face interviews, with 53 people referred to local organisations for a volunteer position.• Held 6 Volunteer information sessions held throughout the LGA and various training courses for topics such as safe handling and providing support to people with Dementia.• Held an event for National Volunteer Week to recognise and promote volunteering and participated in two local

	<p>Bankstown events to promote volunteering at Paul Keating Park and Chester Hill NC's Child and Family Fun Day.</p> <ul style="list-style-type: none"> Services from the former Bankstown area have been accessing the STARS Training Calendar throughout the year. Total of agencies/workers that access training will be provided in the final report.
Chester Hill Neighbourhood Centre Volunteering as a Trend and Lifestyle	<ul style="list-style-type: none"> Activities conducted to work towards meeting these objectives to date include forming a committee of other services who were funded through the Stronger Communities Fund to enhance volunteers across Canterbury Bankstown. The committee has met on several occasions and were instrumental in organising and conducting a Volunteer BBQ in Paul Keating Park in May 2017 to celebrate and promote volunteering. This resulted in about 20 new volunteers registering their interest in volunteering. Supported a Volunteer Expo from Canterbury Bankstown Council funding on the 5th December 2017. Contacts of organisations which use volunteers are being collated and permission received to include them in a cloud based register of volunteers and available volunteer positions in Canterbury Bankstown.
Youth Off the Streets Youth Peer Mentors Program	<ul style="list-style-type: none"> Developed a youth led program of peer educators focusing on substance use prevention and harm minimisation. Created a youth led program that encourages youth to engage in meetings and develop AOD (Alcohol and other drugs) workshops which they will deliver to other young people in youth groups, in-school settings and existing community programs. Established a peer educators group "TOY" (Teach Our Youth), assigned a chairperson and created a social media page for peer educators to communicate and collate documents. Peer educators developed an AOD workshop 'The Booze and Buzz Program' for youth in the Canterbury Bankstown LGA Invited partners to support peer educators with professional knowledge, expertise and share contacts. The peer educators have delivered a number of workshops including the Booze & Buzz Project at East Hills Boys Technology High School, 'My Life, My Choice' Youth AOD Conference, Bankstown AOD Youth Conference run by FAMILY committee (Cultural Support Team Youth initiative Team) and at Twilight Sports

Major Projects Program - Stage 1

In December 2016, Council adopted and endorsed four high priority projects and associated funding under the Major Projects Program. Work has been steadily progressing, and the continued delivery of these projects has been listed as priorities in the 2018/19 Operational Plan. The funding for these projects totalled \$3.6 million and their status is as follows:

Project	Progress
Regional Sports Framework – Multipurpose synthetic surface at Jensen Park	Works are underway on site and are approximately 25% complete. Project due for completion late November 2018.
All Abilities Playground – Bankstown City Gardens Stage 2	Playground construction 98% complete. Playground to be officially opened on 28 th September 2018
Regional Cycleway Connection – Canterbury Road Underpass	Detail design is in progress and 90% complete. Preparation of a license agreement for construction and long term maintenance of the structure with various land holders is in progress.
Parkland upgrade and renewal – Master planning and works at Wiley Park	Community engagement currently underway. Options for the upgrade and renewal of Wiley Park are being developed.

Major Projects Program – Stage 2

Stage 2 projects under the Major Projects Program were endorsed by Council at the March 2018 meeting with the remaining \$5.4 million in funding allocated for the below projects. Work has commenced on a number of these and their progress is as follows:

Project	Progress
Changing Places portable facility for community events	Work on the project plan and background research has been completed.
Community Engagement vehicle	Vehicle purchased.
Cooks River interactive litter capture device	Research commenced in August 2018 into the effectiveness of proprietary products in Cooks River conditions.
Enhanced play experience at Greenacre	This project has been listed in Council's 2018/19 Operational Plan for delivery.
Parry Park upgrade and renewal	This project has been listed in Council's 2018/19 Operational Plan for delivery.
Red Chair Movement	This project has been listed in Council's 2018/19 Operational Plan for delivery and background research has been undertaken.
Smart Cities, kick start of the City's journey	Council has hired a Digital Innovation (Smart Cities) Manager to help guide the organisation's journey and position the LGA as a leader in the Smart Cities space.
Solar Microgrid	Phase One of the project has commenced. This involves site investigations for geotechnical and engineering concerns and research on key considerations such as risk management, implementation models, major constraints, opportunities and timing as well as funding and implementation models.

Governance and Administration Matters - 25 September 2018

ITEM 7.2 Review of Councillor Expenses and Facilities Policy

AUTHOR Corporate

PURPOSE AND BACKGROUND

The Local Government Act 1993 stipulates that Councils must adopt a policy for the Payment of Expenses and Provision of Facilities to Councillors. Council's current policy was adopted on 22 August 2017.

The policy provides for the provision of facilities and payment of expenses to enable Councillors to carry out their civic duties. The policy has been reviewed and some administrative amendments have been made for Council's consideration.

ISSUE

To consider the exhibition of the revised Councillor Expenses and Facilities policy.

RECOMMENDATION That -

1. In principle, Council endorse the proposed Councillor Expenses and Facilities Policy, as outlined in this report.
2. The proposed Councillor Expenses and Facilities Policy be placed on public exhibition in accordance with the requirements of the Local Government Act 1993 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.

ATTACHMENTS [Click here for attachment](#)

- A. Councillor Expenses and Facilities Policy

POLICY IMPACT

Adoption of the Councillor Expenses and Facilities Policy will ensure compliance with Council's legislative obligations. Upon its adoption, the Policy will supersede the existing policy adopted by Council on 22 August 2017.

FINANCIAL IMPACT

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

COMMUNITY IMPACT

The report has no community impacts.

DETAILED INFORMATION

In accordance with section 252 of the Local Government Act 1993, Council is required to review its Councillor Expenses and Facilities policy within 12 months of each term of Council.

As previously advised by memo on 11 September 2018, the Office of Local Government is currently reviewing its policy template for Councillor Expenses and Facilities policy. This review has not been completed. Given the time constraints under section 252 of the Act, the policy has been reviewed and some administrative amendments have been made that provide further detail and clarity around the operation of the policy. The Policy made need to be further reviewed when the OLG releases its model policy template.

A tracked version of the policy showing the proposed amendments was provided to Councillors for comment on 11 September 2018. Comments received have been incorporated into the attached report.

The policy recognises that the reasonable and appropriate reimbursement of expenses and provision of facilities enables Councillors to fulfil their civic duties. Importantly the draft policy promotes accountability and transparency by setting monetary limits for expenses that are appropriate for Councillors that represent the largest Council in NSW. Councillors should note that expenses not explicitly addressed in the policy cannot be paid or reimbursed.

As required by section 253 of the Act, Council is required to give public notice of its intention to amend or adopt the policy. Therefore it is proposed to place the draft policy on public exhibition for a period of 28 days.

Governance and Administration Matters - 25 September 2018

ITEM 7.3 Cash and Investment Report as at 31 August 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 31 August 2018.

RECOMMENDATION That -

1. The Cash and Investment Report as at 31 Aug 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 August 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.

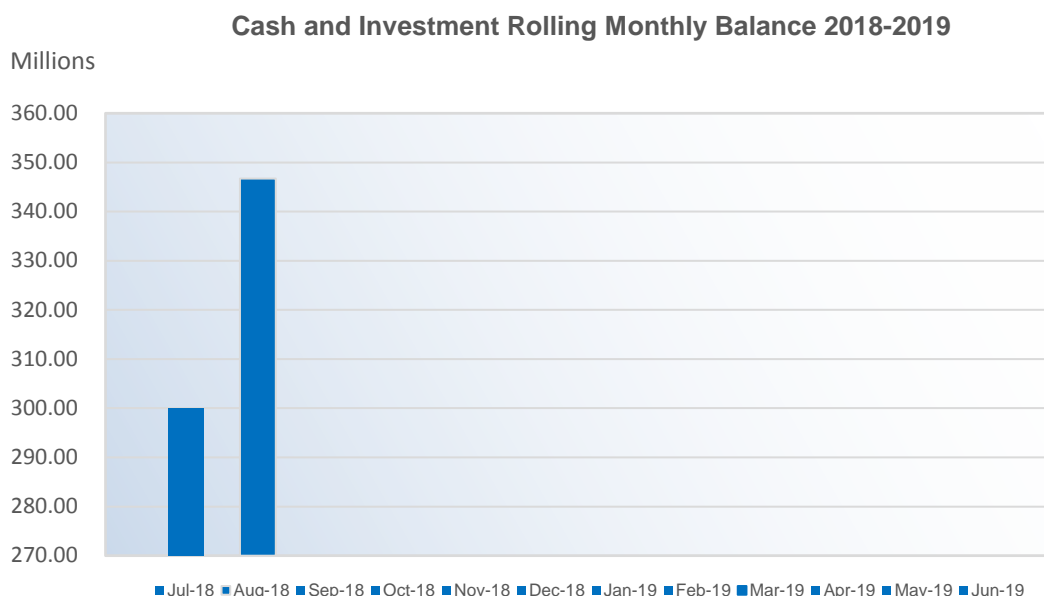
DETAILED INFORMATION

Cash and Investment Summary – as at 31 August 2018

In total, Council's Cash and Investments holdings as at 31 August 2018 is as follows:

Cash and Investments	\$
Cash at Bank	7,716,550
Deposits at Call	53,612,251
Term Deposits	250,623,000
Floating Rate Notes	34,748,581
Total Cash and Investments	346,700,382

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 2018 to June 2019.



A summary of Council's investment interest income earned for the period to 31 Aug 2018 is as follows:

Interest Income	Aug 2018 \$	Year-to-date Aug 2018 \$
Budget	718,750	1,437,500
Actual Interest	774,030	1,498,068
Variance	55,280	60,568
Variance (%)	7.69%	4.21%

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	18	100
Working Capital Funds (0-3 months)	11	100
Short Term (3-12 months)	16	100
Short – Medium (1-2 years)	23	70
Medium (2-5 years)	32	50
Long Term (5-10 years)	0	5
Total Cash and Investments	100%	

Portfolio Allocation	
	Actual % of Portfolio
Cash at Bank	2
Deposits at Call	16
Term Deposits	72
Floating Rate Notes	10
Total Cash and Investments	100%

Governance and Administration Matters - 25 September 2018

ITEM 7.4 Local Government NSW Request for Contribution to Legal Costs on behalf of City of Sydney Council, North Sydney Council and Bayside City Council

AUTHOR Corporate

PURPOSE AND BACKGROUND

A request has been received from Local Government NSW for financial assistance towards an appeal undertaken by City of Sydney Council, North Sydney Council and Bayside City Council in the Land and Environment Court in July 2018. The Court has reserved its decision which is expected later this year.

By way of background, the case concerns the interpretation of section 516 (1) (a) of the Local Government Act 1993, being the categorisation of ratable land as “residential”. The Land and Environment Court held that land, on which development for the purposes of a residential development was being carried out in accordance with a development consent, is to be categorised as “residential”, even though building construction was not complete and occupation certificates for use of buildings for residential accommodation had not been granted. The Court also found that Karimbla Properties are entitled to refunds of any rates paid for the land as a result the land being categorised by the councils as “business”.

The three councils appealed the Land and Environment Court’s decision. The Court of Appeal heard the matter in late July and has reserved its decision. Judgement is expected later this year.

ISSUE

Canterbury Bankstown Council has been asked to contribute an amount of \$6,682.30 towards the legal costs incurred by appellant councils. Local Government NSW (LGNSW) has adopted a policy whereby they will assist a member council with legal costs where the outcome of the Council’s court case may affect important principles of local government. Assistance is provided by seeking contributions from member councils. In the past both the previous City of Canterbury Council and Bankstown City Council have benefited from a similar requests to all councils on an industry significant legal matter.

RECOMMENDATION

That Council agree to the request by Local Government NSW and contribute the amount of \$6,682.30 towards appeal costs.

ATTACHMENTS [Click here for attachment](#)

A. Tax Invoice Number 80168

POLICY IMPACT

It is considered the issue is one which raises concerns for local government generally and that the request for assistance is worthy of support. It is therefore recommended that the request for financial assistance towards legal costs be supported.

FINANCIAL IMPACT

Should Council support the request from Local Government NSW, our contribution of \$2,962.11 (GST incl.) can be met from the 2018/19 Budget.

COMMUNITY IMPACT

There is no community impact

8 SERVICE AND OPERATIONAL MATTERS

The following items are submitted for consideration -

8.1	Playgrounds and Play Spaces Strategic Plan	111
8.2	Food Recovery Research from the Household Waste Stream	117
8.3	Gross Pollutant Traps Review	123

ITEM 8.1 Playgrounds and Play Spaces Strategic Plan

AUTHOR City Future

PURPOSE AND BACKGROUND

The purpose of this report is to provide a summary of the feedback received on the draft *Playgrounds and Play Spaces Strategic Plan* (the Plan) and to present the updated Plan for adoption and implementation.

The Plan was prepared to guide the future planning, provision and management of Council's playgrounds and supplementary recreation amenity such as shade and shelter, skateparks, hardcourts and fitness equipment.

The Plan was placed on public exhibition on 23 May 2018 for six weeks. 188 submissions were received resulting in three amendments to the document recommendations.

The amended Plan is presented to Council for adoption.

ISSUE

On 22 May 2018 Council resolved to place the Plan on public exhibition for a period of six weeks and that a further report be submitted to Council at the conclusion of the exhibition period to consider any submissions received.

In accordance with the Council resolution the Plan has been placed on exhibition, feedback has been received, updates have been made to the Plan and it is now presented for adoption.

RECOMMENDATION That -

1. Council adopt the amended Playgrounds and Play Spaces Strategic Plan.
2. A comprehensive Playground Shade Program, for both tree planting and shade structures, in high priority playgrounds to be considered as part of the 2019/20 operational plan.
3. Further investigation be undertaken with National Parks in order to ensure long term retention of the Turrella Reserve and Girrahween Park playgrounds situated in Georges River National Park.

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

- A. Playgrounds and Play Spaces Strategic Plan
- B. Playground Strategy table of submissions

POLICY IMPACT

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

FINANCIAL IMPACT

Implementation of the recommendations in the Plan will be considered and funded through Council's Capital Works Delivery Program.

It is also recommended consideration be given to the annual allocation of funding through Section 94 commencing in the 2019/20 financial year for a comprehensive tree planting / shade program in high priority parks with playgrounds to fast track the provision of shade.

COMMUNITY IMPACT

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

DETAILED INFORMATION

Exhibition

The Plan was on exhibition for six weeks from 23 May to 6 July 2018 on Council's website and hard copies were available at the Customer Service Centres and all libraries. Posters advertising the exhibition were placed in several large parks across the City and consultation sessions were held.

The exhibition on the website allowed respondents to view the entire document or any of the 17 individual districts, which allowed the community to access information about their specific suburb. There were also 'frequently asked questions' to view for additional information.

The following on-site consultation was conducted:

- | | | | |
|---|------------------|--------------|-------------------------------|
| • | Tuesday 29 May | 11am-1pm | Paul Keating Park, Bankstown |
| • | Friday 15 June | 11am-1pm | Anzac Park, Campsie |
| • | Saturday 16 June | 10am-12.30pm | Lake Gillawarna, Georges Hall |
| • | Saturday 23 June | 10am-12pm | Gough Whitlam Park, Earlwood |

Submissions

A summary of the key statistics from the exhibition can be found below:

- There were 1,400 views on the website;
- There were 199 downloads of the draft plan;
- There were 103 viewings of the FAQ section;
- 184 submissions were received via Council's Have Your Say web display;
- 4 submission were emailed directly to Council; and
- A total of 188 submissions were received for the project.

Submissions from organisations:

A submission from *South Western Sydney Local Health District Office* supported the strategy's emphasis on accessible play experiences close to home, and diverse opportunities that cater for different age groups and abilities. They particularly support:

- The walkable catchment method;
- The provision of pathways to play spaces of all play levels; and
- Integration of nature into play spaces, especially shade.

They also suggested incorporating Level 1 playgrounds into future cycleway networks, reducing the walkable distance to 300m in high density areas, using Crime Prevention through Environmental Design (CPTED) principles when designing play spaces and the provision of drinking fountains. All of these initiatives are supported by the Plan.

A submission from *South West Parks Places* discussed:

- The need for greater variety in Council's parks;
- The need to cater for a variety of age groups;
- The idea of nature play is supported;
- Council should consider the addition of more waterplay at a couple of the parks; and
- Support for the provision of bike paths for younger age groups.

All of the issues listed above are addressed fully in the Plan.

Submissions from residents

During the exhibition period there were 184 submissions received online and 2 received via email. Attachment 2 has a detailed list of these submissions. The key themes of the submissions received focused on the following:

- The Plan was recommending removing and selling some parks. This is incorrect, the Plan was only making recommendations for the play equipment.
- The Plan was recommending the non-replacement of old equipment in some small parks. This is correct, all of which are located in areas that currently have a high provision of equipment.
- Support for the installation of shade (trees or shade sails).

Turrella Reserve and Girrahween Park

These reserves in Earlwood are located within the Georges River National Park. The land had previously been under the control of Council. The strategy recommends increasing the Play Level from 3 to 2. Council has continued to maintain these playgrounds since the transfer of ownership although a formal agreement requires National Parks to maintain.

These playgrounds have been analysed as part of the Plan and are essential for adequate playground provision in the LGA. If they are removed there will be gaps in provision in District 14. It is recommended that an agreement be formalised with National Parks in order to ensure long term retention of the Turrella Reserve and Girrahween Park playgrounds situated in Georges River National Park.

Shade

The strategy emphasises the importance of shade and recommends 'planting trees and landscape around all playgrounds and play spaces to provide natural shade and nature based play experiences'.

Many respondents mentioned the need for shade, which highlights the need for Council to accelerate its tree planting program in all parks with playgrounds. It is a recommendation of this report that a comprehensive tree planting program in high priority parks with playgrounds be undertaken to fast track the provision of shade.

The Liberty Swing

The Plan recommends that the playground in Paul Keating Park be replaced with a new play level 1 'destination' playground. The location of the Liberty Swing in Paul Keating Park can be considered at that time.

Amendments to the document

1. Minor mapping error in District 14.
2. Retain Sawyer Reserve as a level 3 playground.
3. Retain Ellesmere Reserve as 'maintain as usual'.
4. Retain Austin Reserve as 'maintain as usual'.
5. Include note on ownership of Turrella Reserve and Girrahween Park, and recommend that an agreement be negotiated with National Parks about long term retention of the playgrounds.
6. Ensure compliance with the principles contained in the document 'Everyone Can Play' (NSW Government July 2018).
7. Planning for local catchments.

A summary of the submissions received and the nature of the feedback for each District can be found below:

The district that attracted the most submissions was District 14 (59 submissions). This district covers Earlwood, Canterbury, Hurlstone Park and part of Campsie. Seven districts attracted no submissions at all. There were 57 submissions with general comments, not mentioning any specific playgrounds.

Three districts prompted the most submissions – districts 14, 15 and 17. There was some questioning of the replacement strategies in these districts, all having a high provision of playgrounds.

Punchbowl is contained within districts 5, 7 and 12 and has the lowest provision of playgrounds with a ratio of 1 playground to 3,378 people. No submissions were received from these districts.

District 14: Earlwood and part of Campsie, Canterbury and Hurlstone Park

This district attracted the most submissions (59). Hurlstone Park is the suburb with the highest provision of playgrounds, with a ratio of 1 playground to 532 people. This district also has good access to playgrounds in adjoining LGAs.

This district currently has 28 playgrounds. The Plan reduces the number of playgrounds to 24 but provides a second Level 1 playground (Ewen Park) and increases the number of Level 2 playgrounds from 8 to 12. The number of Level 3 playgrounds is reduced from 18 to 10. The overall effect is to have 4 less playgrounds but at higher levels. In addition, some playgrounds stay at the same Play Level but are recommended for 'increased scope'.

Response:

Sawyer Reserve in Hurlstone Park received over 30 responses opposed to the recommendation to consider non-replacement at the end of life. A review of the specific equipment components indicate that the swing set should remain and the small play equipment should be replaced with landscape play elements in the future. This action will retain this playground as a Play Level 3.

District 15: East Hills, Milperra, Padstow, Panania and Revesby.

This district attracted 19 submissions and currently has 17 playgrounds. The Plan reduces the number of playgrounds to 16 but provides a new Level 1 playground (Deepwater Park). The number of Level 2 playgrounds remains at 6 while the number of Level 3 playgrounds is reduced from 11 to 9. The overall effect is to lose 1 very small playground but gain a Level 1 'destination' playground. Extra benefits in this district are a brand new playground in Revesby (to address a gap in provision) and 4 playgrounds staying at the same Play Level but recommended for 'increased scope'.

Seven submissions were received for Ellesmere Reserve in Panania. It has the recommendation to consider non-replacement of equipment at the end of its useful life.

Response:

A review of this district indicates that Ellesmere Reserve services an additional walkable catchment that has a lower supply by means of a laneway from Paten Street. The play equipment within this park has a long life expectancy so is therefore now recommended to be 'maintain as usual'.

District 17: Picnic Point and Revesby Heights and part of East Hills, Padstow, Padstow Heights, Panania and Revesby.

This district received 30 submissions and currently has 25 playgrounds. The Plan reduces the number of playgrounds to 21 but provides 2 new Level 1 playgrounds (Lambeth Reserve and Virginius Reserve). The number of Level 2 playgrounds increases from 7 to 8 while the number of Level 3 playgrounds is reduced from 18 to 11. The overall provision is significantly increased, losing a few very small playgrounds but gaining 2 Level 1 'destination' playgrounds in an area with none.

Five submissions were received for Austin Reserve in Picnic Point. It has the recommendation to consider non-replacement of equipment at the end of its useful life.

Response:

Although the local catchment that contains Austin Reserve (17.3) has 8 playgrounds the particular arrangement of Austin Reserve (poor street sightlines) requires some level of activation to maintain this as a safe viable open space. It is therefore now recommended to be 'maintain as usual'.

Planning for local catchments.

The plan details the *Priority Assessment Criteria for not replacing Playgrounds*, in each case a review of all playground assets in a local catchment will be reviewed and planned with the community of the catchment.

ITEM 8.2 Food Recovery Research from the Household Waste Stream

AUTHOR City Future

PURPOSE AND BACKGROUND

Council recently completed two studies to guide the decision on how best to recover food waste from the household garbage bins.

The two studies included;

1. A Food and Garden Organics (FOGO) Benchmarking Study. Benchmarking FOGO and food only collection systems operating in Australia and internationally to understand the impacts and participation rates for those services.
2. A Food and Garden Organics (FOGO) Recycling Trial. The trial in the LGA was over five months from September 2017 to January 2018 and followed by an assessment of food waste recycling using home composting.

The outcomes of these two studies are to help the Council determine if a Food and Garden Organics (FOGO) service is an efficient and effective way to remove food waste from the household garbage stream as a means of reducing waste to landfill.

ISSUE

As part of Council's commitment to reducing waste to landfill, Council has been exploring alternative technologies to process the household garbage stream, including technology that will recover energy.

The use of this technology is guided by the NSW EPA Energy from Waste policy, which restricts the amount of the garbage stream that can be processed by the technology if food waste is not separated.

Annually, Council collects about 80,000 tonnes of waste from household garbage bins, of which about 40% is food. Therefore Council needs to establish if a FOGO collection service is a viable option for this portion, or if excessively expensive to implement for results achieved.

With lack of available data about FOGO services, Council undertook the two studies to provide an understanding of:

- the likely food recovery levels that can be achieved from a FOGO service;
- the overall setup and delivery costs for the service; and
- an understanding of different waste behaviours in houses and units.

A principal driver to the success of a FOGO service is the community. The research provides greater understanding of the community's willingness to participate in the service, and in turn the effectiveness of the program.

RECOMMENDATION That -

1. Council acknowledges that FOGO is not a viable service for the LGA based on the findings from the recent studies.
2. Council carry out further trials to identify alternative solutions for reducing and diverting food waste from the household garbage stream.
3. Council provide a report to the NSW EPA with the findings from the two studies.

ATTACHMENTS

Nil

POLICY IMPACT

At this stage there are no policy impacts, however the recommendations will guide the strategic direction for future waste and recycling services.

FINANCIAL IMPACT

There are no financial impacts of the recommendations. The current research and proposed trials in the recommendations are to be funded by the NSW EPA Waste Less, Recycle More funding that is available and allocated for this work.

COMMUNITY IMPACT

A small portion of the community will be impacted if selected to take part in further trials. Support and resources will be provided to assist with the potential impact.

DETAILED INFORMATION

To allow for Council to plan for the future of processing the household waste stream, there was a need to assess if separating food waste from garbage achieved viable levels. With lack of available data of FOGO services, Council undertook the following research.

FOGO Benchmark Study

The results from 10 Councils with an existing or trial FOGO service in single unit dwellings (SUDs) revealed that on average;

- Only 21% of the food waste in the garbage bin was recovered. That's an average of 1kg of food placed into the FOGO bin per household per week.
- Almost 80% of the food waste was still left in the garbage bin.
- Contamination is far higher for metro councils compared to regional councils.

There was limited data available for food only systems in residential unit blocks (termed multi-unit dwellings or MUDs), however the data indicated very low food waste recovery rates and very high contamination levels.

Results from the benchmark study were used to model the set-up and operating costs of different scenarios. Each scenario assumed different food waste recovery rates, modelled the savings from reduced waste to landfill, and used projections of the increase in multi-unit dwellings in Canterbury-Bankstown over time. The upfront cost for implementing FOGO was modelled at more than \$6 million, with an annual cost of \$2 to \$3 million dollars above business as usual over the 10-year modelling period.

The benchmarking study concluded that the viability of a FOGO collection system in Canterbury-Bankstown is contingent on achieving a high (over 50%) diversion of food from the garbage bin to the organics bin. Viability was measured as when savings from landfill reduction (of the food waste avoided) were no higher than the costs to run a FOGO service.

Food Waste Collection Trial

Council undertook a five month trial of a FOGO collection service from August 2017 to January 2018 with approximately 300 households that included both SUDs and MUDs.

A staged community engagement approach was developed and implemented for the trial. Residents were door knocked and delivered information packs including a kitchen caddy to use for food waste disposal prior to commencing. A series of further engagement activities were undertaken during the trial.

A survey at the end of the trial period showed a majority of residents:

- were not willing to pay any additional costs for such a service.
- found separating food scraps for recycling inside the home easy.
- motivation for participating in the trial was to stop food scraps from going to landfill.
- strongest deterrent to using the service was concern for pests or smells.

Waste audits were carried out before and during the trial, revealing on average:

- the FOGO contamination rate increased by 6% in SUDs and 32% in MUDs from the baseline organics bins.
- 0.9kg of food waste was diverted by SUDs and 0.07kg by MUDs to the organics bin per week.

The analysis concluded that despite Council's intensive engagement and education efforts only a modest result was achieved. Over the five month trial period, the average diversion rate of food waste was 13.7% across SUDs and MUDs. This is short of the benchmarking assessment for 50% diversion of food waste to achieve a viable system. This also means that more than 85% of the environmental issues associated with food waste in the garbage bin (such as greenhouse gas emissions) still requires additional treatment.

Based on the trial audit results, Council projects the overall diversion rate for the City would increase by only 2.5%. Council would effectively be paying double the cost for processing food and organics together for a very marginal return.

Home Composting Trial & Audit

Following the FOGO trial, participants could then sign up for a separate home composting trial to assess the comparative costs and benefits with a separate audit conducted in May.

These preliminary results show:

- Home composting households reduced their food waste in garbage bins by an average 1.7 kg per week compared to non-participating households.
- Homes using composting bins had slightly better results than worm farming households in reducing food waste in the garbage bin.

These preliminary results are encouraging that equal or better reduction in food waste in garbage bins can be achieved using home composting and worm farm systems. Further studies will be required to understand the broader implications of this trial.

The combined results of the benchmarking study and trial service indicates Council would have to spend an additional 2.6 million dollars to divert an additional 5,600 tonnes of food waste. This is not a cost-effective measure of diverting food waste from landfill nor an affordable means of complying with the NSW Energy from Waste policy. With the expected increase in the proportion of MUDs in the LGA, the diversion rate achievable relying on a FOGO system will only decrease over time.

ITEM 8.3 Gross Pollutant Traps Review

AUTHOR City Future

PURPOSE AND BACKGROUND

At the May 2018 Council meeting Council resolved that Council:

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

ISSUE

The City of Canterbury Bankstown has recently completed a full audit of all gross pollutant traps (GPTs) within the local government area. This consists of 59 in the former Bankstown Local Government Area which were audited in 2014-15, and 14 in the former Canterbury Local Government Area which were audited in 2018. The GPTs are cleaned either monthly, quarterly or bi-annually depending on the location, historic accumulation of pollutants or existing cleaning contract conditions.

The results of these GPT audits have informed the current program of works to rectify or upgrade existing GPTs.

Council has also developed and constructed a number of raingardens, bioretention swales and wetlands which trap pollutants and treat stormwater. The type and location of these are listed further in this report.

The most effective way to determine new locations for GPTs is usually through the development of waterways or landscape plans and strategies. This is because GPTs are one solution among a number of options available to address water pollution. These issues and solutions are more commonly identified and addressed in the development of strategic plans, rather than a reactive approach to an individual location.

Council is developing a new Catchment and Waterways Plan in 2018/19 and is also partnering with the Cooks River Alliance and Georges Riverkeeper in the development and implementation of Coastal Management programs. These important plans and programs will be used to address the range of current and future needs to address water pollution such as new GPTs and other water pollution control devices.

The combined results of audits will be forwarded to the Georges Riverkeeper and Cooks River Alliance for information and future programs where appropriate.

RECOMMENDATION That -

1. Council receive and note the report.
2. Council refer completed audits to Cooks River Alliance and Georges Riverkeeper.
3. Council complete the reed bed condition audit as part of its 2018/19 Operational Plan.

ATTACHMENTS

Nil

POLICY IMPACT

The works described in this report deliver on Council's "clean and green" destination as included in the Community Strategic Plan.

FINANCIAL IMPACT

The recommendations result in no financial impact.

COMMUNITY IMPACT

Gross pollutant traps are visible structures in waterways purposely designed to be an "end of pipe" device to capturing litter. Their presence and the cleaning regimes are often the subject of varying community opinions from essential infrastructure to visual eyesore. Therefore, while GPTs can deliver positive environmental and community outcomes when installed and maintained effectively, they need to be considered as part of a broader strategy to reducing water pollution from entering our stormwater systems and waterways. This is a balance of community stewardship, community ownership of pollution sources, pollution control device solutions best suited for a location as well as education campaigns.

DETAILED INFORMATION

Gross Pollutant Traps – Audit

The former Bankstown Council undertook an audit on the condition and efficacy of all 59 Pollution Control Devices, commonly known as gross pollutant traps (GPTs) in 2014. GPT is also the broader term used to cover systems described as trash racks, booms, baffle tanks, sediment basins, and proprietary devices including Humeceptor, Humeguard and CleansAll.

As a result of this audit, rectification works have been systematically programmed to address identified deficiencies. Many of these works involved simple tasks such as programming regular maintenance and cleaning, replacing access grates, and ensuring safety and that the device meets current standards.

There were a number of devices identified for more significant modification for example the Montgomery Avenue GPT located immediately south of the railway line at Revesby which was prioritised for re-design and alteration. This GPT was under capacity, the access ramps were difficult for the cleaning crews to manoeuvre, and the site given the highest priority for rectification. Council has completed the design and recently awarded the contract for construction in 2018-19.

Using this audit model Council applied the same approach and audited all 14 existing GPTs within the former Canterbury area. The results of the audit have recently been incorporated into the future capital works cycle.

The combined results of both audits will be forwarded to the Georges Riverkeeper and Cooks River Alliance for information and future programs.

Reed beds – Audit

Council has a number of constructed water treatment systems variously described as bio-swales, raingardens, passive irrigation for street trees within town centre streetscapes, reed-beds within stormwater drainage channels and constructed wetlands, which have been progressively installed over many years. These include:

- Raingardens – Padstow Town Centre, Panania Town Centre, Featherstone Street Bankstown, Nugent Park Chester Hill, Emery Ave Yagoona, Kingsbury Reserve Kingsgrove, Forrester Reserve Kingsgrove.
- Detention Ponds/Bioretention Swales – Maluga Passive Park Sefton, Graf Park Yagoona, The Crest Bass Hill, Newland Reserve Milperra, Keir Avenue Hurlstone Park, Canterbury Racecourse Canterbury
- Wetlands – Cup and Saucer Creek Earlwood, Riverwood Wetlands
- In-channel – Christina Road Villawood

Council has future plans to conduct condition assessments of these assets to determine their effectiveness and capacity to treat existing and future pollutant loads.

Council will add the reed bed condition audit to the 2018/19 Operational Plan.

Prioritisation of new installations – gross pollutant traps and reed beds

Future priorities for water pollution control requires Council to be well informed about the condition of waterways, including the impacts from both upstream and downstream, the state and suitability of existing infrastructure, and an assessment of how any potential locations may fit into a bigger picture of waterway management.

A strong evidence base and planning framework is important to provide Council with the confidence that it is prioritising its waterway investments in the best possible way. Council also relies on key partnerships with catchment alliances, stakeholders, regulators and state water agencies to ensure that issues such as water pollution are addressed at a catchment scale and not left to individual councils to shoulder unrealistic burdens.

Partnerships and Strategic Plans

Council is an active member of the Parramatta River, Cooks River Alliance and Georges Riverkeeper catchment-based groups whose purposes are to lead councils and their partners to achieve cleaner, healthier and more liveable rivers respectively.

The Cooks River Alliance has recently commenced a Coastal Management Program that will develop a long term plan and help councils identify and prioritise actions for water pollution investment. The Georges Riverkeeper already has a Georges River Coastal Zone Management Plan that Council was an active participant in, and uses to guide its waterway infrastructure investment. This Management Plan will now be transitioned into a full Coastal Management Program, similar to the Cooks River Alliance.

The development of these are being co-funded by the NSW Government and, once completed, will provide Council with the opportunity to access grant funding to implement priority actions.

Collaboration with Sydney Water is very important for Council as they are a major catchment manager and asset owner. Council is currently collaborating with Sydney Water under a Sydney Water funded program called the Water Health Improvement Program (WHIP), to naturalise selected stormwater channels within the local government area. Two channels have been selected in Canterbury Bankstown, at Ruse Park, Bankstown leading into the Georges River via Salt Pan Creek and Mildura Reserve, Campsie adjacent to and draining into the Cooks River. Council has successfully partnered with Sydney Water previously with the delivery of Cup and Saucer Creek Wetland and a number of bank naturalisation projects directly on the Cooks River. The projects are funded and maintained by Sydney Water in perpetuity.

Council is also working with Sydney Water on gaining a better understanding of their overall future plans for the Cooks River, which will impact on where Council should invest its efforts.

A recent partnership with the Cooperative Research Centre for Water Sensitive Cities is seeing an important project emerge in 2018-19 that focuses on the Sydenham to Bankstown urban renewal corridor. By integrating sustainable urban water management principles at the planning stages, Council can reduce its reliance on “end of pipe” water pollution control devices.

Council Planning and Reviews

To determine locations for new gross pollutant traps and reed beds Council will continue to undertake assessments of its assets utilising a number of methods, including:

- Natural Waterway Mapping Project (2018-19) to determine the health and condition of Council's natural creek lines thereby informing a future works program including need for additional pollution control devices;
- Water Sensitive Urban Design (WSUD) project programmed for construction in Foord Ave, Campsie (2018-19);
- Water Sensitive Urban Design for Croydon Ave Croydon Park (2018-19);
- Macrophyte Bed Replacement (2019-20) to replace both plants and growing media for reed beds planted within concrete stormwater channels.

In 2018/19 Council is also developing a Catchment and Waterways Plan that will look at the state of waterways across the city, and develop a road map for future infrastructure needs to address water management issues.

Refer audit to Cooks and Georges River Alliances

The completed audits will be referred to the Cooks and Georges River Alliances for information and future programs where appropriate.

9 COMMITTEE REPORTS

The following items are submitted for consideration -

9.1	Minutes of the Liveable City Advisory Committee meeting held on 16 August 2018	131
9.2	Minutes of the Prosperity & Innovation Advisory Committee meeting held on 29 August 2018	133
9.3	Minutes of the Social Inclusion Advisory Committee meeting held on 4 September 2018	135
9.4	Minutes of the Audit, Risk and Improvement Committee held on 13 June 2018	137
9.5	Minutes of the Canterbury Bankstown Traffic Committee Meeting held on 11 September 2018	139

Committee Reports - 25 September 2018

ITEM 9.1 **Minutes of the Liveable City Advisory Committee meeting held on 16 August 2018**

AUTHOR **Corporate**

PURPOSE AND BACKGROUND

Council resolved to establish its Advisory Committees and Reference Groups on 24 October 2017.

Attached are the minutes of the Liveable City Advisory Committee meeting held on 16 August 2018. Also attached are the minutes of the Reference Groups that report to this Advisory Committee.

ISSUE

Endorsement of the Liveable City Advisory Committee minutes.

RECOMMENDATION

That the minutes of the Liveable City Advisory Committee meeting held on 16 August 2018, be endorsed.

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

- A. Minutes of the Liveable City Advisory Committee meeting held on 16 August 2018
- B. Minutes of the Heritage Reference Group meeting held on 12 July 2018

POLICY IMPACT

The Advisory Committees are based on the key themes that form the basis to delivering Council's Community Strategic Plan. Advisory Committees and Reference Groups have specific Terms of Reference, as well as Guidelines and Rules for their operation.

FINANCIAL IMPACT

In accordance with the Council's Guidelines and Rules, the Advisory Committee does not have the power to incur expenditure or to bind Council but may recommend action and initiatives to Council.

COMMUNITY IMPACT

The Advisory Committees with the support of the Reference Groups provide Council with advice for the ongoing management of vital services to our community and information for our integrated planning and reporting framework.

Committee Reports - 25 September 2018

ITEM 9.2 **Minutes of the Prosperity & Innovation Advisory Committee meeting held on 29 August 2018**

AUTHOR **Corporate**

PURPOSE AND BACKGROUND

Council resolved to establish its Advisory Committees and Reference Groups on 24 October 2017.

Attached are the minutes of the Prosperity & Innovation Advisory Committee meeting held on 29 August 2018. Also attached are the minutes of the Reference Groups that report to this Advisory Committee.

ISSUE

Endorsement of the Prosperity & Innovation Advisory Committee minutes.

RECOMMENDATION

That the minutes of the Prosperity & Innovation Advisory Committee meeting held on 29 August 2018, be endorsed.

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

- A. Minutes of the Prosperity & Innovation Advisory Committee meeting held on 29 August 2018
- B. Minutes of the Arts & Culture Reference Group meeting held on 18 April 2018
- C. Minutes of the Arts & Culture Reference Group meeting held on 11 July 2018
- D. Minutes of the Business Leaders Reference Group meeting held on 24 April 2018
- E. Minutes of the Business Leaders Reference Group meeting held on 4 June 2018
- F. Minutes of the Lakemba Ramadan Event Reference Group meeting held on 2 May 2018
- G. Minutes of the Lakemba Ramadan Event Reference Group meeting held on 24 May 2018
- H. Minutes of the Lakemba Ramadan Event Reference Group meeting held on 31 May 2018
- I. Minutes of the Lakemba Ramadan Event Reference Group meeting held on 21 June 2018

POLICY IMPACT

The Advisory Committees are based on the key themes that form the basis to delivering Council's Community Strategic Plan. Advisory Committees and Reference Groups have specific Terms of Reference, as well as Guidelines and Rules for their operation.

FINANCIAL IMPACT

In accordance with the Council's Guidelines and Rules, the Advisory Committee does not have the power to incur expenditure or to bind Council but may recommend action and initiatives to Council.

COMMUNITY IMPACT

The Advisory Committees with the support of the Reference Groups provide Council with advice for the ongoing management of vital services to our community and information for our integrated planning and reporting framework.

Committee Reports - 25 September 2018

ITEM 9.3 **Minutes of the Social Inclusion Advisory Committee meeting held on 4 September 2018**

AUTHOR **Corporate**

PURPOSE AND BACKGROUND

Council resolved to establish its Advisory Committees and Reference Groups on 24 October 2017.

Attached are the minutes of the Social Inclusion Advisory Committee meeting held on 4 September 2018. Also attached are the minutes of the Reference Groups that report to this Advisory Committee.

ISSUE

Endorsement of the Social Inclusion Advisory Committee minutes.

RECOMMENDATION

That the minutes of the Social Inclusion Advisory Committee meeting held on 4 September 2018, be endorsed.

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

- A. Minutes of the Social Inclusion Advisory Committee meeting held on 4 September 2018
- B. Minutes of the Aboriginal & Torres Strait Islander Reference Group meeting held on 31 July 2018
- C. Minutes of the Community Safety Reference Group meeting held on 14 June 2018
- D. Minutes of the Diversity Reference Group meeting held on 28 June 2018
- E. Minutes of the Family & Children Reference Group meeting held on 12 July 2018
- F. Minutes of the Interfaith Reference Group meeting held on 5 July 2018
- G. Minutes of the Universal Access Reference Group meeting held on 4 July 2018
- H. Minutes of the Womens Reference Group meeting held on 21 June 2018
- I. Minutes of the Youth Reference Group meeting held on 6 August 2018

POLICY IMPACT

The Advisory Committees are based on the key themes that form the basis to delivering Council's Community Strategic Plan. Advisory Committees and Reference Groups have specific Terms of Reference, as well as Guidelines and Rules for their operation.

FINANCIAL IMPACT

In accordance with the Council's Guidelines and Rules, the Advisory Committee does not have the power to incur expenditure or to bind Council but may recommend action and initiatives to Council.

COMMUNITY IMPACT

The Advisory Committees with the support of the Reference Groups provide Council with advice for the ongoing management of vital services to our community and information for our integrated planning and reporting framework.

Committee Reports - 25 September 2018

ITEM 9.4 **Minutes of the Audit, Risk and Improvement Committee held on 13 June 2018**

AUTHOR **Corporate**

PURPOSE AND BACKGROUND

Canterbury Bankstown Council established the Audit, Risk and Improvement Committee in October 2017. The Committee consists of three independent members and is governed by the Audit, Risk and Improvement Committee Charter.

ISSUE

Recommendations of the Audit, Risk and Improvement Committee.

RECOMMENDATION

That the recommendations contained in the minutes of the Audit, Risk and Improvement Committee meeting held on 13 June 2018, be adopted.

ATTACHMENTS [Click here for attachment](#)

- A. Minutes of the Audit, Risk and Improvement Committee meeting held on 13 June 2018

POLICY IMPACT

There is no policy impact.

FINANCIAL IMPACT

There is no financial impact.

COMMUNITY IMPACT

There is no community impact.

Committee Reports - 25 September 2018

ITEM 9.5 Minutes of the Canterbury Bankstown Traffic Committee Meeting held on 11 September 2018

AUTHOR Operations

PURPOSE AND BACKGROUND

Attached are the minutes of the Canterbury Bankstown Traffic Committee meeting held on 11 September 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 11 September 2018 be adopted.

ATTACHMENTS [Click here for attachment](#)

-
- A. Minutes of the Traffic Committee Meeting held on 11 September 2018

POLICY IMPACT

This matter has no policy implications to Council.

FINANCIAL IMPACT

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

COMMUNITY IMPACT

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

10 NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

The following items are submitted for consideration -

10.1 Notice of Motions and Questions with Notice	143
10.2 Establishment of Alcohol Prohibited Area - Revesby Skate Park	145
10.3 Engaging with Lebanon - National Men's Football Team	147
10.4 Resilient Sydney - Get Prepared Emergency Management App	149
10.5 Removing Illegal Posters	151
10.6 Exemption of Waste Levy from Asbestos	153
10.7 Bankstown Airport - Masterplan Briefing	155
10.8 Illegal Tree Removals	157

Notice of Motions & Questions With Notice - 25 September 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 August 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
- D. Correspondence received in response to Notice of Motions

Notice of Motions & Questions With Notice - 25 September 2018

ITEM 10.2 Establishment of Alcohol Prohibited Area - Revesby Skate Park

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

“That Council investigate establishing an alcohol prohibited area at the Revesby Skate Park, Marco Ave, Revesby.”

BACKGROUND

It has been brought to my attention that the Revesby Skate Park on Marco Avenue Revesby has, anecdotally, seen an increase in the incidence of kids smoking, drinking and taking part in anti-social activities. From my observation, there is currently no signage there.

I understand that Council has an *Alcohol Free Zones and Alcohol Prohibited Areas Policy* and this Policy sets out the process for the establishment of new Alcohol Free Zones and Alcohol Prohibited Areas. Such areas can be used to discourage anti-social behaviour and social disturbances that can arise from the consumption of alcohol in public places, and they can certainly assist the Police with their powers in resolving such issues.

To discourage anti-social behaviour and encourage use by everyone, I request that Council investigate the establishment of an alcohol prohibited area over the Revesby Skate Park, Marco Ave, Revesby.

Notice of Motions & Questions With Notice - 25 September 2018

ITEM 10.3 Engaging with Lebanon - National Men's Football Team

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

“That Council explore any opportunity for our community and sporting groups to engage and interact with the Lebanese National Football team when they are in Sydney for a match against the Australian Socceroos.”

BACKGROUND

I have been made aware that the Socceroos legend Tim Cahill will be playing one final game for Australia against Lebanon at ANZ Stadium on Tuesday 20 November. The game with Lebanon will mark the second ever meeting between the two sides at senior men's international level and the first ever on Australian soil.

Canterbury Bankstown has a vibrant Australian Lebanese community. Almost a third of the 166,591 Australian Lebanese that call NSW home, live in Canterbury Bankstown, with the LGA having an Australian Lebanese population of 52,357.

We are also an avid football loving community. I am sure our youth would appreciate the opportunity to meet either the team or players from the Lebanese National Football team while they are in the country.

While I understand it may be very difficult, it would be a great achievement if the Council could manage to arrange for the Lebanese National Football team, or some of their players, to come to Canterbury Bankstown.

Notice of Motions & Questions With Notice - 25 September 2018

ITEM 10.4 Resilient Sydney - Get Prepared Emergency Management App

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

“That Council request the Canterbury Bankstown Local Emergency Management Committee review the suitability of the *Get Prepared* smart phone application or any other appropriate app/technology to assist residents in emergencies that may arise in our City.”

BACKGROUND

Emergency management in NSW is a responsibility of the State Government, however local government plays an active supportive role through all stages of emergency management: planning, preparing, responding and recovering.

The Local Emergency Management Committee (LEMC), which is chaired by Council, meet several times per year to discuss and prepare/review local emergency management plans for when an emergency is declared. Council is responsible for coordinating support for the relevant combat agency (i.e. NSW Police, Fire & Rescue NSW, NSW RFS, NSW SES, NSW Health or DPI) during emergencies.

In relative isolation to the formal emergency management structures, the Resilient Sydney Strategy 2018 was launched in late July this year by the City of Sydney. The Strategy outlines a plan for how the city will cope with major challenges including extreme weather events and bushfire; 33 metropolitan councils participated in the development of the Strategy, including Canterbury Bankstown.

I understand 1 in 3 Australians will suffer through a natural disaster in their lifetime, yet most people still don't think it will happen to them. This is particularly the case in metropolitan centers and suburban neighbourhoods, but our history has shown that we are not immune from the effects of heat, fire or flood.

I'm a strong believer of doing things better and smarter especially when it comes to providing a better service to our community and I was pleased to see that one of the five flagship actions developed as part of the resilience strategy was the adoption of the *Get Prepared* app by 100,000 Sydneysiders. The app, developed by the Australian Red Cross and Insurance Australia Group, assists residents with the preparation of personal emergency plans.

My concern is that with the separation between formal emergency management and the development of technological solutions, there is opportunity for confusion and unintended consequences to be introduced.

I therefore move that Council requests the LEMC to review the suitability of the Get Prepared smart phone application or any other appropriate app/technology to assist residents in emergencies that may arise in our city.

Notice of Motions & Questions With Notice - 25 September 2018

ITEM 10.5 Removing Illegal Posters

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

“That Council write to Transgrid and NSW Roads and Maritime Services, requesting that they investigate measures to reduce the placing of illegal posters.”

BACKGROUND

Illegal bill posters are ugly, a source of pollution and have no utility. From my observation, sadly they appear to be increasingly common, particularly on power poles, and utility boxes on the footpath.

I am requesting that Council write to Transgrid and NSW Roads and Maritime Services, as the two primary owner of utility poles and cabinets, requesting they investigate measures to reduce the placing of illegal posters.

Notice of Motions & Questions With Notice - 25 September 2018

ITEM 10.6 Exemption of Waste Levy from Asbestos

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

“That Council call on the State Government to remove the Waste Levy fee from asbestos containing material.”

BACKGROUND

Asbestos is a well-known hazardous material that has strict guidelines on its safe handling and disposal methods. The facilities licensed to accept asbestos charge a disposal fee plus the Waste Levy; the Levy currently costs \$141.20 per tonne. Typically it can cost over \$400 per tonne to safely dispose asbestos, not including transportation costs.

I have no doubt that the high costs associated with the disposal of asbestos is one of the significant factors as to why people avoid doing the right thing and dump asbestos illegally in our suburbs. Just last month, the media reported an incident whereby 17,000 tonnes of waste containing asbestos was illegally dumped on a private property. This material was from a Sydney construction site. To lawfully dispose of this waste it would've cost \$2.4m in Waste Levy fees.

It is my understanding that the waste levy applies to all waste to encourage reuse and recycling of materials, however given the serious health consequences of asbestos, it cannot be safely reused or recycled.

With the growth planned for our city, we need to ensure we help protect our residents from potential direct or indirect exposure and prevent the dumping of asbestos. Removing the cost barrier the Waste Levy presents can assist, and that is why I would like to call on the state government to remove the Waste Levy from asbestos disposal.

Notice of Motions & Questions With Notice - 25 September 2018

ITEM 10.7

Bankstown Airport - Masterplan Briefing

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

“That Council invites Bankstown Airport to provide Council with a briefing on the Airport Masterplan.”

BACKGROUND

I understand Bankstown Airport are currently in the process of developing an airport masterplan that will guide its operation and developments over the medium to long term.

Given the importance of the airport to our City, I would like Council to extend an invitation to the CEO to provide a briefing to Council.

Notice of Motions & Questions With Notice - 25 September 2018

ITEM 10.8 Illegal Tree Removals

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

“That Council:

1. Investigate and confirm the number of illegal tree removals that have occurred within the Canterbury Bankstown LGA over the last three years.
2. Confirm the actions taken against those found to have illegally removed trees.
3. Determine if the current level of fines that can be imposed and the current inspection procedures in place, are considered an adequate enough deterrent.”

BACKGROUND

Both Councillors and Council officers receive regular concerns from community members regarding illegal tree removal from both residential and commercial properties.

Now in 2018 more than ever, it is understood by many members of our community that trees are both environmentally and aesthetically important to the character of our suburbs.

In 2018 the vast majority of community members expect that the rules and regulations that Council has put in place regarding tree management are adhered to by all.

It is my belief that both Councillors and Council officers do a good job of both educating the community regarding regulations, and enforcing those regulations.

However, there is a perception within our community that more could be done to help stop the illegal removal of trees within our community.

It is my sincere hope that this investigation will establish fact, against fiction.

11 QUESTIONS FOR NEXT MEETING

12 CONFIDENTIAL SESSION

12.1 T48-18 - Provision of Security Services

12.2 T06-19 Parry Park Playing Surface Upgrade

12.3 Briefing Paper – T79-18 Tender Evaluation Update for Waste and Resource Recovery Processing and Disposal Services (General Waste)

General Manager's Statement

Confidentiality

Councillors and staff are reminded of their obligations in respect to the need for confidentiality and not disclose or otherwise misuse the information which is about to be discussed, failure to do so could result in a reference to the NSW Civil and Administrative Tribunal and/or result in a prosecution in accordance with Sec. 664 of the Act for which the maximum penalty is \$5,500.

CONFIDENTIAL SESSION

Section 10A(2) of the Local Government Act, 1993 provides that Council may, by resolution, close to the public so much of its meeting as comprises the receipt or discussion of matters as listed in that section, or for any matter that arises during the course of business during the meeting that should be treated as confidential in accordance with Section 10(2) of the Act.

Council's Agenda for this meeting contains reports that meet the criteria specified in Section 10A(2) of the Act. To consider these reports in confidential session, Council can adopt the following recommendation:

RECOMMENDATION

That, in accordance with Section 10A(2) of the Local Government Act, 1993, the Public and the Press be excluded from the meeting to enable Council to determine Items 12.1, 12.2, 12.3 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)(c) of the Local Government Act, 1993, as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Item 12.2 T06-19 Parry Park Playing Surface Upgrade

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

Item 12.3 Briefing Paper – T79-18 Tender Evaluation Update for Waste and Resource Recovery Processing and Disposal Services (General Waste)

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)(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.