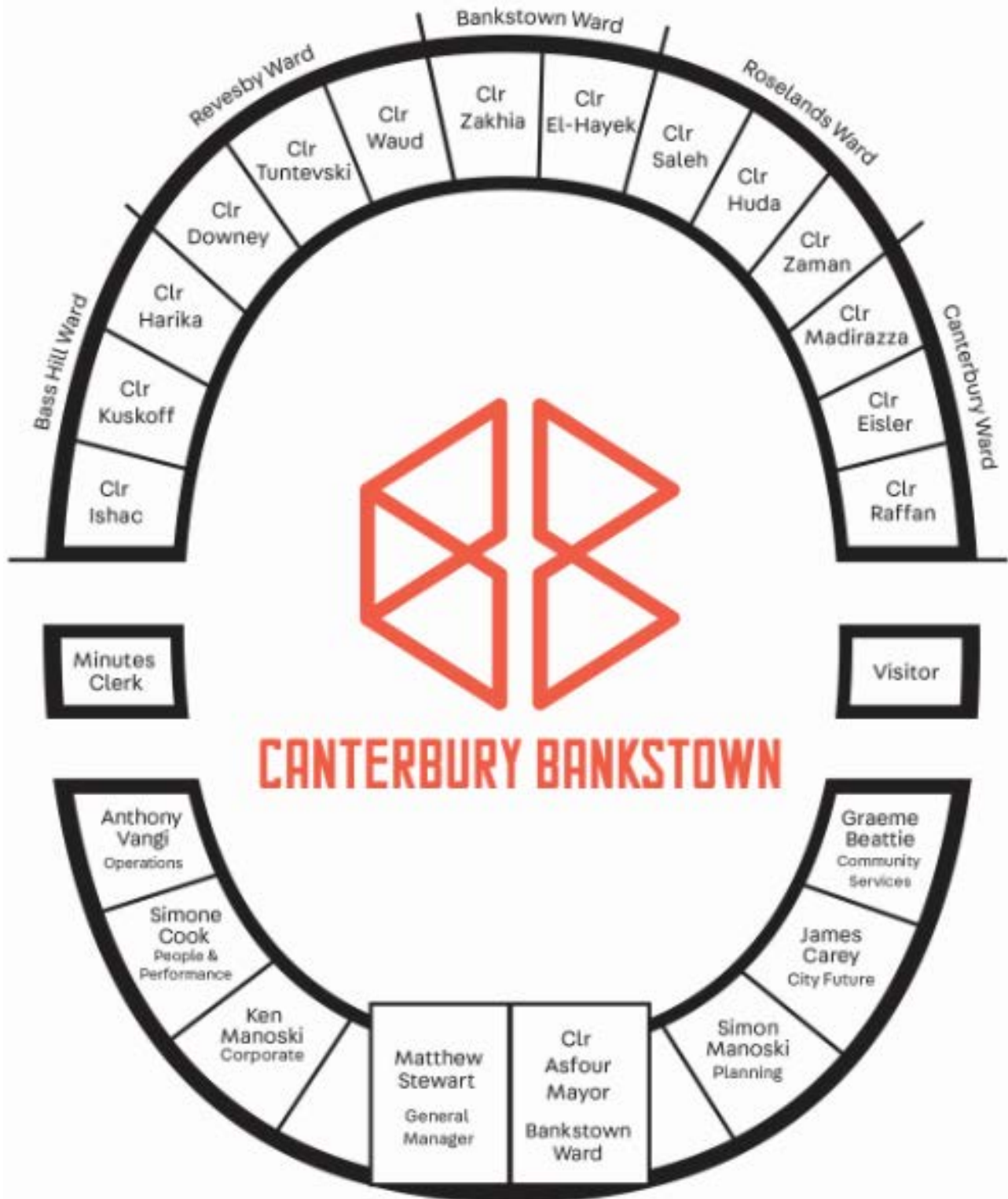




# AGENDA FOR THE ORDINARY MEETING

26 June 2018

# Gallery



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## **1            CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

The following minutes are submitted for confirmation -

1.1	Minutes of the Ordinary Meeting of Council of 22 May 2018 .....	7
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**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 22 MAY 2018**

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

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

**REF: CONFIRMATION OF MINUTES**

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

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

- CARRIED

**SECTION 2: LEAVE OF ABSENCE**

Nil

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

In respect of Item 5.1 Planning Matters – Canterbury Road Review, Clr Zakhia declared a significant, Non Pecuniary Conflict of Interest as he has an affiliation with an association that owns property along the corridor and indicated he will not participate in considering the matter and would vacate the chamber.

In respect of Item 5.1 Planning Matters – Canterbury Road Review, His Worship the Mayor Clr Asfour declared a significant, Non Pecuniary Conflict of Interest as a relative has a close working relationship with an owner of a property along the corridor and indicated he will not participate in considering the matter and would vacate the chamber.

In respect of Item 12.5 Confidential Matter – 263 Wangee Road, Greenacre, Clr Huda declared a less than significant, Non Pecuniary Conflict of Interest as he is employed by the owner of the property and indicated he would participate in considering the matter and remain in the chamber as it would not affect his vote.

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**SECTION 4: MAYORAL MINUTES**

**ITEM 4.1 RECLAIMING OUR LOW DENSITY NEIGHBOURHOODS**

**(199) CLR. ASFOUR**

RESOLVED that the Mayoral Minute be noted.

- CARRIED

**ITEM 4.2 SMART CITIES AND SUBURBS PROGRAM - REIMAGINING OUR WASTE AND CLEANSING SERVICE**

**(200) CLR. ASFOUR**

RESOLVED that Council submit a grant application under the Federal Government's Smart Cities and Suburbs Program to allow staff to investigate ways new technology and better data can deliver a more efficient waste service and better outcome for our community and environment.

- CARRIED

**ITEM 4.3 LOCAL COMMUNITY BASED DONATIONS**

**(201) CLR. ASFOUR**

RESOLVED that

1. Council support the request from St. Merkorious Charity for upgrading of the equipment in their kitchen and donate \$2,000 towards a potato rumbler – an automatic peeler.
2. Council support the request from Help for Hirschprung for its inaugural Gala Dinner being held on 24 August 2018 at the Highline Venue in Bankstown and donate \$1,000 towards this event.
3. Council support the request from the Lions Club for the NSW State Lions Youth of the Year which was recently held at the Bankstown District Sports Club and donate \$747.10 towards this event.
4. Council support the request from the Canterbury SES Unit for its annual awards night and donate \$2,000 towards this event.



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5. Council support the request from Renae Edmundson who has been selected to represent Australia at the World Baton Twirling Championships in Florida, USA in August 2018 and donate \$500 to assist with the expenses involved.
6. Council support the request from Team F7500 of Panania who will be travelling from Bonnyrigg, NSW to Braitling, NT in the Variety B to B Bash and donate \$1,500 to Team F7500.
7. Council support the request from Gaza Childrens Fund, a charity that provides for children and families displaced during the ongoing crisis in Gaza and donate \$1,000.
8. Council support the request from the Lebanese Muslim Association (LMA) for use of a portion of Parry Park for the month of Ramadan and waive \$4,682 of the \$4,825 park hire fee.
9. These funds are to be made available from Council's Community Grants and Events Sponsorship budget.

- CARRIED

**SECTION 5: PLANNING MATTERS**

**ITEM 5.1 CANTERBURY ROAD REVIEW**

CLR ZAKHIA DECLARED A SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST AS HE HAS AN AFFILIATION WITH AN ASSOCIATION THAT OWNS PROPERTY ALONG THE CORRIDOR AND INDICATED HE WILL NOT PARTICIPATE IN CONSIDERING THE MATTER AND WOULD VACATE THE CHAMBER.

HIS WORSHIP THE MAYOR CLR ASFOUR DECLARED A SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST AS A RELATIVE HAS A CLOSE WORKING RELATIONSHIP WITH AN OWNER OF A PROPERTY ALONG THE CORRIDOR AND INDICATED HE WILL NOT PARTICIPATE IN CONSIDERING THE MATTER AND WOULD VACATE THE CHAMBER.

HIS WORSHIP THE MAYOR CLR ASFOUR AND CLR ZAKHIA TEMPORARILY VACTED THE CHAMBER AT 6.20 PM.

THE DEPUTY MAYOR CLR SALEH ASSUMED THE CHAIR.

**(202) CLR. DOWNEY:/CLR. TUNTEVSKI**

RESOLVED that

1. Council notes the submissions received as part of the exhibition of the Canterbury Road Review and proposed recommendations detailed at Attachments C and D.

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2. Council adopt in-principle the Canterbury Road Review included at Attachment A subject to further work and reporting back to Council for approval, with the exception of Recommendation 14.
3. Council action the recommendations and endorse the proposed responses included in Attachment C of this report, with the exception of Recommendation 14.
4. Any future planning proposals will only be considered where they are generally consistent with the review.
5. The following actions to implement the recommendations of the Canterbury Road Review be prioritised:
  - a. Confirm the junctions and localities between Canterbury and Campsie in accordance with Recommendations 1 and 2 of the review;
  - b. Further work be undertaken to fully identify land that could be impacted by the removal of permissibility for multi storey housing and that this work be reported back to Council; and
  - c. A planning proposal be prepared to include floor space ratio provisions in the *Canterbury Local Environmental Plan 2012* for the B5 Business Development Zone in accordance to Recommendation 7 of the review.

- CARRIED

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

**Against:-** Nil

HIS WORSHIP THE MAYOR CLR ASFOUR AND CLR ZAKHIA RETURNED TO THE CHAMBER AT 6.23 PM.

HIS WORSHIP THE MAYOR CLR ASFOUR RESUMED THE CHAIR.

**ITEM 5.2**                      **VOLUNTARY PLANNING AGREEMENT: 749-757 CANTERBURY ROAD, BELMORE**  
**(203)**                        **CLR. MADIRAZZA:/CLR. EISLER**

RESOLVED that

1. Council agree to consider entering into a Voluntary Planning Agreement in respect of land at 749-757 Canterbury Road, relating to the dedication of land required for laneway widening.

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2. Council exhibit the draft Voluntary Planning Agreement as shown in Attachment A, subject to any minor drafting and editorial amendments required by Council's solicitors that do not alter the substance of the Voluntary Planning Agreement.
3. The matter to be reported to Council following the public exhibition.

- CARRIED

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

**Against:-** Nil

**ITEM 5.3 DRAFT HOUSEKEEPING AMENDMENTS TO BANKSTOWN LEP 2015**

**(204) CLR. ZAKHIA:/CLR. EL-HAYEK**

RESOLVED that Council adopt the planning proposal as shown in Attachment A.

- CARRIED

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

**Against:-** Nil

**ITEM 5.4 APPOINTMENT OF SOUTH DISTRICT COMMISSIONER**

**(205) CLR. SALEH:/CLR. TUNTEVSKI**

RESOLVED that

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

- CARRIED

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**SECTION 6: POLICY MATTERS**

Nil

**SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS**

**ITEM 7.1 QUARTERLY REVIEW OF THE 2017/18 OPERATIONAL PLAN TO 31 MARCH 2018 AND QUARTERLY BUDGET REVIEW**

**(206) CLR. WAUD:/CLR. ISHAC**

RESOLVED that

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

- CARRIED

**ITEM 7.2 PROPERTY MATTER - 42 TILLET PARADE, LANSDOWNE**

**(207) CLR. DOWNEY:/CLR. ISHAC**

RESOLVED that

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

- CARRIED

**ITEM 7.3 INCORPORATION OF SSROC**

**(208) CLR. RAFFAN:/CLR. EL-HAYEK**

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RESOLVED that the matter be deferred to a Councillor Briefing.

- CARRIED

**ITEM 7.4**                      **PROPERTY MATTER - DEED OF ASSIGNMENT - 20 LEWINS STREET EARLWOOD  
AND ADJOINING HELVETIA LANE**

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

RESOLVED that

1. In principle, Council agree to the request to assign its current deed with Perpetual Ltd in relation to 20 Lewins Street and part Helvetia Lane, Earlwood, as part of its sale process.
2. In consultation with its lawyers, the General Manager be authorised to provide consent to assigning the deed to the new owner(s) and completing the outstanding property issues, as required.
3. The Mayor and General Manager be authorised to sign and affix the Common Seal of Council to all documentation, as required.

- CARRIED

**ITEM 7.5**                      **CASH AND INVESTMENT REPORT AS AT 30 APRIL 2018**

**(210)**                      **CLR. WAUD:/CLR. RAFFAN**

RESOLVED that

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

- CARRIED

**SECTION 8:**                      **SERVICE AND OPERATIONAL MATTERS**

**ITEM 8.1**                      **PLAYGROUNDS AND PLAY SPACES STRATEGIC PLAN**

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**(211)**                      **CLR. MADIRAZZA:/CLR. EISLER**

RESOLVED that

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

- CARRIED

**ITEM 8.2**                      **FEASIBILITY ASSESSMENT OF FORMER CANTERBURY COUNCIL CHAMBERS**

**(212)**                      **CLR. RAFFAN:/CLR. MADIRAZZA**

RESOLVED that

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

- CARRIED

**ITEM 8.3**                      **OUTDOOR DINING PILOT PROJECT**

**(213)**                      **CLR. HUDA:/CLR. DOWNEY**

RESOLVED that

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

- CARRIED

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**ITEM 8.4                      FIFA WORLD CUP SOCCEROO GAMES LIVE BROADCAST**

**(214)                      CLR. EL-HAYEK:/CLR. KUSKOFF**

RESOLVED that

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

- CARRIED

**SECTION 9:                      COMMITTEE REPORTS**

**ITEM 9.1                      MINUTES OF THE CANTERBURY BANKSTOWN TRAFFIC COMMITTEE MEETING  
HELD ON 8 MAY 2018**

**(215)                      CLR. HARIKA:/CLR. MADIRAZZA**

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

- CARRIED

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

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

**(216)                      CLR. DOWNEY:/CLR. ZAKHIA**

RESOLVED that the information be noted.

- CARRIED

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**ITEM 10.2**                      **AQUATIC REVIEW - GREENACRE SPLASH PARK**  
**(217)**                              **CLR. EL-HAYEK:/CLR. TUNTEVSKI**

RESOLVED that

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

- CARRIED

**ITEM 10.3**                      **BUS BAYS/DROP OFFS**  
**(218)**                              **CLR. TUNTEVSKI:/CLR. DOWNEY**

RESOLVED that

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

- CARRIED



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**ITEM 10.4**                      **INSTALLATION OF GROSS POLLUTION TRAPS AT ALL STORMWATER DRAINS/OUTLETS LEADING INTO THE GEORGES AND COOKS RIVERS**

**MOTION**                      **CLR. TUNTEVSKI:/CLR. DOWNEY**

That Council –

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

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

That Council –

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

CLR TUNTEVSKI AND CLR DOWNEY ACCEPTED CLR RAFFAN'S AMENDMENT BE INCLUDED IN THE MOTION.

**(219)**                      **CLR. TUNTEVSKI:/CLR. DOWNEY**

RESOLVED that Council

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

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4. The Audit report be referred to the Georges River Alliance and Cooks River Alliance.

- CARRIED

**ITEM 10.5**  
**(220)**                      **SIGNAGE IN PARKS AND RESERVES**  
**CLR. ZAKHIA:/CLR. ISHAC**

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

- CARRIED

**ITEM 10.6**  
**(221)**                      **'SMART' SPEED BUMPS**  
**CLR. HARIKA:/CLR. KUSKOFF**

RESOLVED that Council investigate the suitability of 'smart' speed bumps, their possible application and implications of the use of these in our City.

- CARRIED

**ITEM 10.7**                      **AFFORDABLE HOUSING**

AT THIS STAGE CLR EISLER REQUESTED THAT THE TEXT IN THE BACKGROUND TO HER NOTICE OF MOTION BE AMENDED TO READ AS FOLLOWS:

"I request that Council establish a clear policy position on the provision of affordable housing ensuring that key workers and low income households can continue to live within our city."

**MOTION**                      **CLR. EISLER:/CLR. ISHAC**

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

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

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

CLR EISLER AND CLR ISHAC ACCEPTED CLR SALEH'S AMENDMENT BE INCLUDED IN THE MOTION.

**(222)**

**CLR. EISLER:/CLR. ISHAC**

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

- CARRIED

**SECTION 11:           QUESTIONS FOR NEXT MEETING**

**REF:   INSTALLATION OF BUS SHELTER - DONNINGTON GARDENS RETIREMENT VILLAGE**

Clr Kuskoff requested that Council review the decision not to install a bus shelter outside the Donnington Gardens Retirement Village.

**REF:   BUS SHELTER - CHURCH ROAD, YAGOONA**

Clr Kuskoff requested information on what recourse is available to residents to have the recently installed bus stop on Church Road, Yagoona removed.

**REF:   PEDESTRIAN CROSSINGS - LIGHTING**

Clr Kuskoff requested Council inspect the lighting and road markings at pedestrian crossings in Auburn Road, Birrong (near shops and at the intersection of Waldron Road and Helen Street, Sefton) (near roundabout).

**REF:   COUNCIL TREE GIVEAWAY PROMOTIONS**

Clr Kuskoff requested that Council provide information to residents regarding the potential height trees/shrubs may grow to when they are distributed at Council promotions.

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**REF: PAT ROGAN MEMORIAL WALKING AND CYCLEWAY**

Clr Downey requested information as to when the official naming of the Pat Rogan Memorial Walking and Cycleway would take place as Clubs NSW have requested to be included in the event.

**REF: YERAMBA LAGOON**

Clr Downey requested Council investigate a potential mosquito infestation at Yeramba Lagoon.

**REF: CARINYA ROAD, PICNIC POINT - LIGHTING AND SIGNAGE**

Clr Downey requested Council inspect the lighting in Carinya Road, Picnic Point near Fitzpatrick Park and also review directional signage in Carinya Road, Picnic Point.

**REF: VALE OF AH - FLOODLIGHTING**

Clr Tuntevski requested that Council inspect the recently installed lights at Vale of Ah.

**REF: SYDNEY WATER LEAK - BULLECOURT AVENUE, MILPERRA**

Clr Waud requested Council contact Sydney Water regarding the water leak in Bullecourt Avenue and Hermies Avenue, Milperra.

**REF: CARINYA ROAD, PICNIC POINT - PONTOON**

Clr Waud requested an update on the installation of the pontoon and wharf in the Georges River at Carinya Road, Picnic Point.

**REF: FLOWER POWER SITE - HENRY LAWSON DRIVE, MILPERRA**

Clr Waud asked if Council was aware of the proposed completion date for the Flower Power site and also if the proposed traffic lights opposite the site would be installed prior to the opening.

**REF: ASHFORD AVENUE, MILPERRA - TRAFFIC SIGNAGE**

Clr Waud requested that the damaged traffic sign in Ashford Avenue, Milperra near Flanders Avenue be replaced.

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**REF: PUBLIC DRINKING FACILITIES**

Clr Waud requested Council review the provision of public drinking facilities at Council's parks and reserves.

**REF: DUMPED VEHICLES**

Clr Zakhia requested that Council officers, where possible, take action against identified offenders who repeatedly abandon and dump vehicles.

**REF: BUS STOPS**

Clr Saleh requested Council contact the local bus operators and request they reconsider the recent removal of bus seats in the Narwee and Punchbowl areas and also request they review their timetables and location of bus stops.

**REF: TRAFFIC MATTER - HALDON STREET, RAILWAY PARADE, LAKEMBA**

Clr Huda requested that Council investigate the installation of a roundabout at the intersection of Haldon Street and Railway Parade, Lakemba.

**REF: PARKING RESTRICTIONS - YERRICK ROAD, LAKEMBA**

Clr Raffan requested that Councillors receive a briefing regarding the consideration of any future proposed parking restrictions in Yerrick Road, Lakemba.

The General Manager advised that Council is currently undertaking public consultation and Councillors will be briefed at the conclusion of the consultation.

**SECTION 12: CONFIDENTIAL SESSION**

**(223) CLR. HARIKA:/CLR. ISHAC**

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

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

*This report is considered to be confidential in accordance with Section 10A(2)(d)(i) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that*

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*would, if disclosed, prejudice the commercial position of the person who supplied it.*

Item 12.2 T42-18 Supply and Installation of Road Signs

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

Item 12.3 T43-18 Tender for Concrete Road Slab Replacement

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

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

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

Item 12.5 Property Matter - 263 Wangee Road Greenacre

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

- CARRIED

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 7.10 PM AND REVERTED  
BACK TO OPEN COUNCIL AT 7.31 PM.**

<b>ITEM 12.1 (224)</b>	<b>T29-18 TENDER FOR BANKSTOWN BASKETBALL STADIUM FIRE SYSTEM UPGRADE CLR. ISHAC:/CLR. HARIKA  RESOLVED that</b>
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1. In accordance with clause 178(1) (b) of the Local Government (General) Regulation 2005, Council declines to accept any of the submissions received for the proposed contract.
2. In accordance with clause 178 (3) (b) of the Local Government (General) Regulation 2005, Council invites, pursuant to clause 167, fresh tenders based on a revised scope of works.
3. Council notifies the unsuccessful tenderer in writing, thanking them for tendering.

- CARRIED

**ITEM 12.2**  
**(225)**

**T42-18 SUPPLY AND INSTALLATION OF ROAD SIGNS**

**CLR. DOWNEY:/CLR. EL-HAYEK**

RESOLVED that

1. Council accepts the tender received from Artcraft Pty Ltd (Supply only) and G & B Services (Supply and Install) for a period of three years, with the option to extend the contract by two further periods each of up to one year in duration, subject to satisfactory performance of the contractor as determined by the General Manager, for the provision of Supply and Installation of Road Signs.
2. The General Manager be authorised to enter into a contract and sign all documentation in accordance with Council's resolution, as required.
3. Council notifies the unsuccessful tenderers in writing and thank them for tendering.

- CARRIED

**ITEM 12.3**  
**(226)**

**T43-18 TENDER FOR CONCRETE ROAD SLAB REPLACEMENT**

**CLR. RAFFAN:/CLR. ZAKHIA**

RESOLVED that

1. Council accepts the tender received from NA Group Pty Ltd as the preferred contractor for concrete slab replacement work, for a period of two years, with the option to extend the contract by a further two periods of one year, subject to their satisfactory performance as determined by the General Manager.
2. The General Manager be authorised to enter into a contract and sign all documentation in accordance with Council's resolution, as required.

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

- CARRIED

**ITEM 12.4                      T67-18 THE MALL AND THE APPIAN WAY/JACOBS STREET FLOODLIGHTING OF PEDESTRIAN CROSSINGS**

**(227)                      CLR. ZAKHIA:/CLR. EL-HAYEK**

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) (b) of the Local Government (General) Regulation 2005, Council invites, pursuant to clause 167 fresh tenders for these works.
3. Council notifies the unsuccessful tenderer in writing and thank them for tendering.

- CARRIED

**ITEM 12.5                      PROPERTY MATTER - 263 WANGEE ROAD GREENACRE**

CLR HUDA DECLARED A LESS THAN SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST AS HE IS EMPLOYED BY THE OWNER OF THE PROPERTY AND INDICATED HE WOULD PARTICIPATE IN CONSIDERING THE MATTER AND REMAIN IN THE CHAMBER AS IT WOULD NOT AFFECT HIS VOTE.

**(228)                      CLR. DOWNEY:/CLR. EL-HAYEK**

RESOLVED that

1. Council agree to negotiate and purchase 263 Wangee Road, Greenacre, as outlined in the report.
2. In consultation with Council's independent Valuer, the General Manager be authorised to negotiate the matter, as outlined in the report.
3. The General Manager be delegated authority to negotiate a purchase price up to the independent valuation amount plus 5%.
4. The Mayor and General Manager be authorised to sign and affix the common seal of Council to, all relevant documentation, as required.



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5. If acquired, Council propose to classify the land as Operational Land in accordance with the Local Government Act 1993.
6. If acquired, a further report be provided outlining the proposed outcomes for the site.
7. Council concurrently write to the relevant Minister seeking their support to negotiate with Council for sale of the property to Council.

- CARRIED

**THE MEETING CLOSED AT 7.33 PM.**

Minutes confirmed 26 JUNE 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	Charging Ahead - with Electric Vehicles for Council's Pool Fleet Vehicles	33
4.2	Financial Assistance Grants	35
4.3	Local Community Based Donations	37
4.4	Sydenham to Bankstown Metro – Consultation	38A





### **ITEM 4.1                      Charging Ahead - with Electric Vehicles for Council's Pool Fleet Vehicles**

Electric vehicles (EVs) are not a new technology, but despite having been around for many years, their integration into the mainstream has generally only been in response to visionary, leading governments in what have often been bold moves to phase out the use of internal combustion, ease our reliance on fossil fuels and reduce emissions. In Australia, the adoption of this technology has lagged behind Europe and the US, no doubt owing to the lack of leadership demonstrated by our Federal and State Governments.

This is not in keeping with our history however; we are a nation of innovators and early adopters, so we need to ask: why has there been a lack of interest in EV's from the public?

We know that the Federal Government has set targets to reduce emissions but it has not supported this with leadership and nor have the States; the lack of supporting legislation or incentives to assist with the uptake of EV's, as done around the world, has led to a sterile marketplace. This is resulting in higher prices and a lack of investment in infrastructure, which has the effect of compounding a sluggish take-up rate.

Electric vehicles are a proven technology and when the electricity used by EV's is offset by generating sufficient renewable energy such as solar – of which Australia has a plentiful supply – the result is zero transport emissions. The uptake of low emission and energy efficient vehicles can help build a more resilient city with many additional benefits including better air quality, less health issues and a higher level of amenity.

As a smart city, we are well placed to look at what we can do as an organisation to fill the leadership void, to lead by example and support our community in making this technology more accessible, better understood and trusted.

As and when Council's pool vehicles are scheduled for replacement, I want EVs to take their place. Further I would like a report that how we can do what no other council or government in Australia is doing, how we can make this technology accessible to our community through investment in infrastructure and access to Council's electric pool vehicles through hire or car-share arrangements.

It is my hope that with the community able to feel and touch EVs, to drive them and test the technology, the veil of mystery that seems to plague this technology will fall away and that our Community will lead Australia, because we are leaders.



### **ITEM 4.2                      Financial Assistance Grants**

Financial Assistance Grants (FAGs) are a vital funding source for Local Government nationally. This funding is used to construct and maintain a wide range of infrastructure including local roads, bridges, recreation facilities, libraries and cultural facilities and to deliver a variety of vital services to the community.

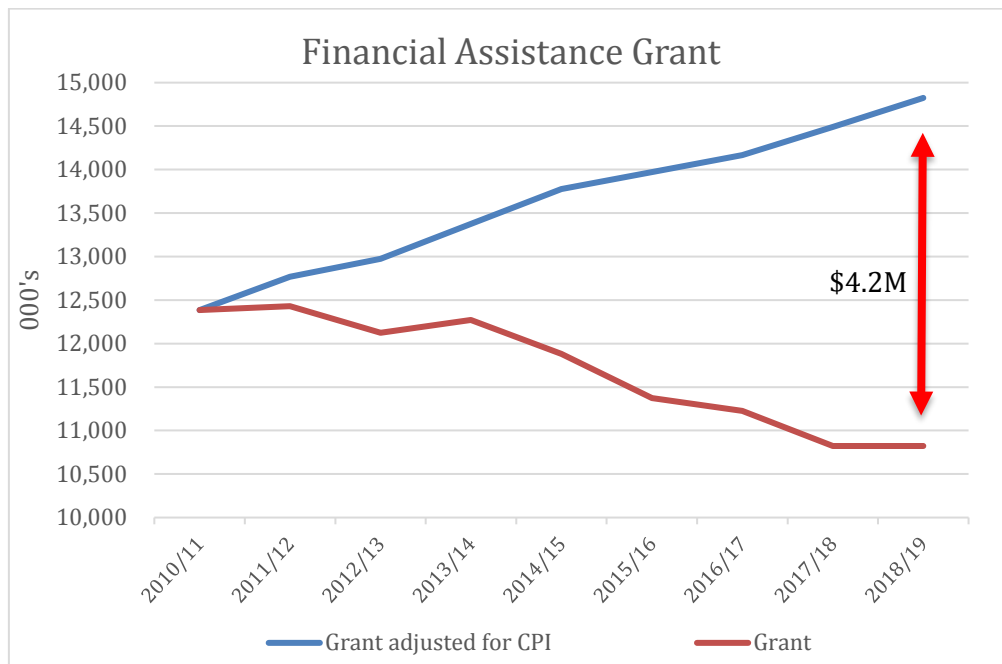
For many years now, this Liberal Federal Government has time and time again slashed the value of grants coming to councils all across Australia – in NSW this has coincided with significant cost-shifting by the Liberal NSW Government, compounding the detrimental effect on our Community.

Whether by freezing the indexation of grants, or by the outright, blatant reduction in funding provided to metropolitan councils, the Federal Government has shown not only a willingness, but an agenda which further adds to financial challenges our sector faces. It's staggering to think that this agenda of cost-cutting has cost the local government sector and our communities in excess of \$1 billion so far – with more to come. And it cannot go unsaid that this is occurring at a time when they are pursuing an agenda of corporate tax cuts.

Canterbury-Bankstown has already felt the significant impact of this approach; the impact of the freeze on FAGs for this year for our Community is \$4.2M. That's \$4.2M that we are forced to take away from services and assets and this number is only going to grow. Based on these estimates, Council will be worse off to the tune of \$50M over the next 10 years. That's clearly unacceptable, especially in the face of the population growth that the Liberal Federal and State Governments are forcing us to accommodate.

To make matters worse, the State Government last week announced its budget, where it has clearly taken the lead from its Federal counterpart, slashing \$5M in funding from libraries right across the State. To make matters worse, grant funding for the sector has been cut by a further \$32M . This has to stop.

Council's Long Term Financial Plan presents this in a very clear way. The graph below shows just how quickly the deficit in income from FAGs has grown, and will continue to grow. It's as clear as day that the Federal Government is intent on making it more difficult for councils, which translates into a lowering in the standard of living for our communities.



I am encouraged by the number of councils taking a stand against this Federal Government and fighting for a fair share of grant funding which is used to support our communities. I'm taking this opportunity to commit Canterbury-Bankstown to continue the fight, and I call on our Federal Liberal Member to do the job he was elected to do, to stand up for his local community and advocate for our Community's fair share of the Federal Government's enormous taxation revenue.

It's time that the Federal Government recognised their decisions to slash funding for local government will have a catastrophic effect on the sector's ability to remain financially sustainable. Council's only recourse will be to seek increases to its rate base to provide the basic services for our community, or reduce services.

I propose to write to all our Federal Members to fight for our Community's future wellbeing and to hold this Liberal Government to account.

For the one Federal Liberal Member, the only Member that can represent our Community in the Government, Mr David Coleman, I call on him to stand-up and represent his community on this Federal issue, instead of wasting his and Council's time pursuing pot holes, pram ramps and pooches. I would respectfully suggest that he should be more concerned about his Government ripping funds from communities, and less about pedalling panic and misinformation about traffic and development issues.

This Government has built its surplus on holding the interests of corporations and the top 1% above the rest of us, and the State Government in its recent budget is no better. Stop the cuts, stop forcing councils to reduce services, and start putting money where it's needed most: in the hands of the community and the services that councils provide.

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### **ITEM 4.3                      Local Community Based Donations**

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

#### **Bankstown Multicultural Youth Service**

The Bankstown Multicultural Youth Service continues to provide a youth outreach service in Paul Keating Park, weekly on a Friday night.

The purpose of this outreach service is to re-engage vulnerable youth who are slipping through the community and other support networks.

The Service have requested that fees for the 2018 calendar year be waived. Such assistance would allow their resources to be better targeted toward their core business of helping our youth. The amount requested is \$1,686.50 and I recommend that this amount be waived.

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

#### **Father Chris Riley's Youth off the Streets**

In much the same vein, Father Chris Riley's Youth off the Streets has also provided a youth outreach service in Paul Keating Park, weekly on Tuesday and Thursday nights since 2011.

Providing sport and recreational opportunities, Youth off the Streets uses these activities as a pathway into more structured, skills-based programs, encouraging ownership and fostering youth led-initiatives.

Youth off the Streets have requested fees of \$1,760 be waived and I recommend this amount be waived.

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

#### **9/11 Cup Rugby Fire & Rescue NSW vs NSW Police**

NSW Fire & Rescue have requested Council support their over 35's via a three year sponsorship for a total donation of \$5,000.

The 9/11 Cup is played in memory of the thousands of emergency services, including Australian, personnel that responded and those brave souls that lost their lives.

This event, sanctioned by Australian Rugby Union, will be held at Belmore Oval on Tuesday, 11 September 2018. The day will consist of three games including men's over 35's, women's opens and men's opens.

I recommend that Council support the 9/11 Cup in support of our emergency services personnel and the broader community.

### **Catholic Primary Schools Basketball Challenge**

St Christopher's Panania will be hosting the NSW Catholic Primary Schools Basketball Challenge in October 2018 and have requested the Council's support via a donation and the waiving of fees.

This event will see 1,500 primary students and their families from all over NSW visit Canterbury Bankstown, among other parts of southwest Sydney, to take part in the Challenge. In our City, they will be hosting games at the Morris Iemma Indoor Sports Centre. The hire fees I am recommending to be waived amount to \$1,400.

Further, participants are provided with gift bags and these are usually sponsored by the host Council. For this, I am recommending that \$1,000 be donated to the organisers.

### **Bankstown North Public School – 150 Year Anniversary Book**

2018 will see Bankstown North Public School celebrate a significant milestone: its 150 year sesquicentennial anniversary. To celebrate this important milestone, among other events and initiatives, the school is planning on publishing a commemorative book, detailing the quality education delivered to the community for the past 150 years.

Our schools are the lifeblood of our community and this significant milestone should not go unsupported. I am recommending that Council donate \$1,000 toward the creation and publication of Bankstown North Public School's commemorative book.

### **Bankstown PCYC**

In August, the Bankstown Police Citizens Youth Club will be holding its major annual fundraiser, a boxing tournament. The funds raised will be put toward Bankstown PCYC's mission of empowering young people.

I am sure we are all familiar with the good work delivered by the Bankstown PCYC and their contribution to our youth. In light of this, I am recommending that Council donate \$2,500.

### **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.

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### ITEM 4.4                      Sydenham to Bankstown Metro - Consultation

As we have seen from recent media releases and emails, Sydney Metro have announced changes to the conversion of the T3 Sydney Rail Line to a Metro Line.

Media releases and emails is all this Government can do.

Like scenes from an episode of Utopia, the Metro Media people jumped the gun – no doubt to get their media release KPI's up – and at the start of the month communicated about changes they then refused to detail until only last week.

The Submissions and Preferred Infrastructure Report (PIR) for the Sydenham to Bankstown metro upgrade went on exhibition last Wednesday and the volumes of material is only available for Council and the community to review and comment on until Wednesday 18 July 2018.

My first point is they call this a once in a 100 year project and yet they only give us four weeks to understand and comment on what they are doing.

My second point is they say changes have been made to the Project following community feedback, but they have ignored the detailed and visionary submission made by Council. They ignored it completely. No undergrounding, a shocking treatment of the end of the Line at Bankstown where there will be a platform dividing the city forever, no urban place improvements around the stations, no consideration of how people can move quicker and safer in and around the stations and I can go on and on; all ignored.

We are being treated like second rate fools, our whole area disrespected completely while the northern suburbs and City areas are treated with respect and world class place outcomes.

In a rush to tick a box and to be able to say "we consulted the Council" the Metro team urgently convened a meeting with staff just before the release of the PIR. Again it was like an episode of Utopia where they weren't able to say much but the questioning from staff revealed this is all worse than we could imagine.

Yes there will be reduced closures of the Bankstown Line while it is being upgraded to Sydney Metro railway standards. Yes the heritage character of stations along the 122-year-old T3 Bankstown Line will be retained but not in response to feedback, it's to spend less money in giving us nothing we don't already have. I regularly travel by train to the City for meetings and the line is just fine; it's the station precincts that need change, change Sydney Metro promised, promises that have evaporated into thin air.

In summary:

- The T3 Line will have shorter closures during conversion, but there will still be a 3-6 month closure of the line in 2024 before Metro services start;

- Less disruption with reduced closures of the Bankstown Line because they are running driverless trains on the same tracks and infrastructure;
- Ticket offices and platform buildings will be retained and only refreshed or renovated and only where they deem it “appropriate”;
- 400 less trees will be removed by not changing the track, but we also won’t get the linear park and walkway/cycleway that we were promised. Remember this was the golden ticket for open space for the associated Urban Renewal Corridor which is now yet another promise that has evaporated;
- Curved platforms will remain with the use of mechanical gap fillers, it will be just like a ride at Luna Park, only it’s not Luna Park it’s a new ‘world class railway’.

Staff are trawling through the volumes of material and seeking further information from the Government to prepare a briefing for July with report to follow. We will have more to say in July, however it is critical now that as many people as possible get out to the Metro Community Information Sessions so our community can see for itself. The late and inadequate advertising saw the first session at the Canterbury Bankstown Arts Centre this past Saturday attracted a paltry attendance.

There are 3 further sessions (including tonight) and I encourage everyone to go along and voice your concerns.

<b>Date and time</b>	<b>Location</b>
Tuesday 26th June 3–7pm	Canterbury-Hurlstone Park RSL Club 20-26 Canterbury Road Hurlstone Park
Saturday 30th June 10am–2pm	Marrickville Town Hall 303 Marrickville Road Marrickville
Wednesday 4th July 3–7pm	Canterbury League Club 26 Bridge Road Belmore

In the meantime I move that we urgently request an extension of at least a further four weeks for both Council and the community. I move also, that we demand Sydney Metro hold a further four Community Information Sessions in the west, beyond Bankstown, and south of our City. There will be major implications for our residents beyond the immediate railway surrounds. All of our community will be impacted by the proposed changes and this must be recognised and addressed by the Metro. And finally I move that we seek an urgent meeting with the Minister for Transport to personally convey the anger of our community at being sold hollow promises and being treated like second class citizens that don’t matter.



## **5 PLANNING MATTERS**

The following items are submitted for consideration -

5.1	Canterbury Road Planning Proposals	41
5.2	Canterbury Bankstown Accelerated LEP Funding Agreement	55
5.3	NSW Government's Medium Density Housing Code	63



### **ITEM 5.1                      Canterbury Road Planning Proposals**

**AUTHOR                      Planning**

#### **PURPOSE AND BACKGROUND**

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The former Canterbury City Council was in receipt of applications to prepare Planning Proposals along Canterbury Road, and had also initiated its own Planning Proposals in the corridor prior to amalgamation. The Planning Proposals have not been progressed due to a Council resolution of 22 November 2016 that deferred progress on Planning Proposals in the corridor until the Canterbury Road Review was finalised and a clear policy direction for Canterbury Road endorsed by Council.

On 22 May 2018, Council resolved to give in-principle support for the Review and endorse the next steps which includes deciding whether to progress the outstanding Planning Proposals. To inform Council and to provide independent specialist advice, the advice of the Canterbury Bankstown Local Planning Panel was sought in relation to each Planning Proposal at its meetings of 5 and 13 June 2018.

#### **ISSUE**

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The Canterbury Bankstown Local Planning Panel recommended that all nine (9) Planning Proposals considered by the Panel could not be supported for the reasons outlined in this report and attachments.

#### **RECOMMENDATION    That -**

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1. Council not proceed with the planning proposal for 251-267 Canterbury Road, Canterbury for the reasons outlined in this report.
2. Council not proceed with the planning proposal for 403-411 Canterbury Road, 1 Una Street and block bounded by Canterbury Road, Duke Street, Perry Street and Stanley Street, Campsie for the reasons outlined in this report.
3. Council not proceed with the planning proposal for 538-546 Canterbury Road and 570-580 Canterbury Road, Belmore for the reasons outlined in this report.
4. Council not proceed with the planning proposal for 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore for the reasons outlined in this report.

5. In relation to 677-687 Canterbury Road and 46-48 Drummond Street, Belmore:
  - a. Council not proceed with the planning proposal for the reasons outlined in this report.
  - b. Council write to the Department of Planning and Environment requesting that the Site Compatibility Certificate be revoked.
6. Council not proceed with the planning proposal at 754-774 Canterbury Road, Belmore for the reasons outlined in this report.
7. Council not proceed with the planning proposal at 1112-1186 Canterbury Road, Roselands for the reasons outlined in this report.
8. Council not proceed with the planning proposal for 1375 Canterbury Road, Punchbowl for the reasons outlined in this report.
9. Council not proceed with the planning proposal for 998 Punchbowl Road (1499 Canterbury Road), Punchbowl for the reasons outlined in this report.

## ATTACHMENTS

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- A. 5 June and 13 June Local Planning Panel Agenda (including officer's report) [Click here for Attachment A](#)
- B. Local Planning Panel Minutes (including Panel Recommendations) [Click here for Attachment B](#)

The following attachments have been provided under separate cover.

- C. 251-267 Canterbury Rd, Canterbury
- D. 403-411 Canterbury Rd, 1 Una St and block bounded by Canterbury Rd, Duke St, Perry St and Stanley St, Campsie
- E. 538-546 Canterbury Rd Campsie and 570-580 Canterbury Rd, Belmore
- F. 642-644 Canterbury Rd, 650-658 Canterbury Rd, 1-3 Platts Ave and 2, 2A-2D Liberty St, Belmore
- G. 677-687 Canterbury Rd and 46-48 Drummond St, Belmore
- H. 754-774 Canterbury Rd, Belmore
- I. 1112-1186 Canterbury Rd, Roselands
- J. 1375 Canterbury Rd, Punchbowl
- K. 1499 Canterbury Rd (988 Punchbowl Rd), Roselands

## **POLICY IMPACT**

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There will be no policy impact as the recommendations in relation to the Planning Proposals are in accordance with the policy direction for Canterbury Road adopted by Council at its meeting of 22 May 2018.

## **FINANCIAL IMPACT**

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At this stage, progressing with staff recommendations in relation to the Planning Proposals would have no financial implications for Council.

## **COMMUNITY IMPACT**

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The Canterbury Road Review was undertaken partly as a result of strong community feedback in relation to the quantity and design quality of housing developments in the corridor. The Review recommendations are focussed on improved amenity through increasing open space, pedestrian connections, public domain improvements, building design and other outcomes. The Canterbury Bankstown Local Planning Panel and Council staff recommendations in relation to the Planning Proposals are consistent with the Review and proceeding with the recommendations would result in an overall positive community impact.

## DETAILED INFORMATION

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### Canterbury Road Review

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

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

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

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

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

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

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

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

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

A copy of the Canterbury Road Review and suite of technical studies have been provided to Council at a Councillor briefing on 17 October 2017 and can be viewed on Council's website via <https://www.cbcity.nsw.gov.au/council/planning-for-the-city/canterbury-road-review>.

It is intended that the Review, including recommendations, will be used by Council and other stakeholders, including NSW State agencies, to:

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

The recommendations of the Review detailed in the report were endorsed for public exhibition at the final Steering Committee meeting on 30 June 2017. A letter received by Council on 3 July 2017 from the RMS further confirmed their endorsement of the Review for exhibition. Council also resolved to place the Review on exhibition on 25 July 2017 and that the results of the exhibition be reported back to Council. The results of exhibition of the Review were reported back to Council at its meeting of 22 May 2018. Following this and in response to a resolution of Council, reports on each of the Planning Proposals were forwarded to the Local Planning Panel for advice.

### **Outstanding Planning Proposals in Canterbury Road**

In recent years a number of applicant initiated Planning Proposals have been lodged with Council along Canterbury Road and some have been initiated by the former Canterbury City Council. There are six applicant initiated Planning Proposals and a further three Council initiated Planning Proposals which have not progressed due to an unresolved objection by the RMS. Council also resolved on 22 November 2016 to defer a decision on those Planning Proposals until the Canterbury Road Review was finalised and a clear policy direction endorsed.

The status and address of each outstanding Planning Proposal is outlined in Table 1 below.

**Table 1: Status of Planning Proposals in Canterbury Road**

<b>Status</b>	<b>Properties</b>	<b>Total</b>
Applicant initiated Planning Proposals received but not submitted to DP&E for Gateway Determination	<ul style="list-style-type: none"> <li>• 251-267 Canterbury Road, Canterbury</li> <li>• 677-687 Canterbury Road and 46-48 Drummond Street, Belmore</li> <li>• 754-774 Canterbury Road, Belmore</li> </ul>	3
Applicant initiated Planning Proposal submitted for Gateway Determination not in form of latest Council resolution and not determined by DP&E	<ul style="list-style-type: none"> <li>• 1499 Canterbury Road (998 Punchbowl Road), Roselands</li> </ul>	1
Applicant initiated Planning Proposals with Gateway Determination – Conditional approvals	<ul style="list-style-type: none"> <li>• 538-546 Canterbury Road Campsie and 570-580 Canterbury Road, Belmore</li> <li>• 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore (exhibited)</li> </ul>	2
Sites part of the exhibited RDS Planning Proposal that did not proceed due to unresolved RMS objection	<ul style="list-style-type: none"> <li>• 403-411 Canterbury Road, 1 Una Street &amp; block bounded by Canterbury Road, Duke Street, Perry Street and Stanley Street, Campsie</li> <li>• 1112-1186 Canterbury Road, Roselands</li> <li>• 1375 Canterbury Road, Punchbowl</li> </ul>	3
<b>Total</b>		<b>9</b>

#### Applicant initiated Planning Proposals

All of the applicant initiated Planning Proposals seek to permit development that would exceed the agreed vision, including the planning controls, for the corridor as proposed by the Review. Four have no formal status and would require Gateway approvals to proceed. Gateway approval is granted by the Greater Sydney Commission by deciding that the Planning Proposal can proceed (with or without variation). If determined to proceed, the Planning Proposal may then be subject to other matters including further studies, public consultation, public hearings, agency consultation and time frames.

Without Gateway approval, a Planning Proposal cannot proceed to exhibition or finalisation.

#### Council initiated Planning Proposals with an unresolved objection by the RMS

Three sites that the former Canterbury City Council resolved to rezone (and/or increase the height controls) as part of a Planning Proposal were intended to implement its RDS. The proposed changes to planning controls for these sites were exhibited as part of the broader Planning Proposal for the RDS, but were removed due to an unresolved objection from the RMS relating to traffic impact. The sites that remained in the RDS Planning Proposal were eventually made (gazetted). Consequently, the proposals for the remaining three sites have no formal status and would require a new Council resolution and Planning Proposal if they were to be progressed.



## Review of Planning Proposals in relation to Canterbury Road Review

Recommendation 15 of the Review states that Council will assess the above outstanding Planning Proposals for consistency with the Review. Recommendation 15 is outlined in full on page 37 of the Canterbury Road Review document. In accordance to that recommendation, an assessment of each Planning Proposal has been undertaken and advice sought from the Local Planning Panel.

### Canterbury Bankstown Local Planning Panel

In accordance to the referral criteria for Planning Proposals set by the Minister for Planning, the Planning Proposals were forwarded to the Canterbury Bankstown Local Planning Panel for advice on their consistency with the Review. Two meetings of the Panel were held on 5 and 13 June 2018 for the Planning Proposals. The table below details the meeting that each Planning Proposal was considered in:

**Table 2: Planning Proposals and Canterbury Bankstown Local Planning Panel Meeting Dates**

Planning Proposal	Local Planning Panel Meeting
<ul style="list-style-type: none"><li>• 251-267 Canterbury Road, Canterbury</li><li>• 403-411 Canterbury Road, 1 Una Street &amp; block bounded by Canterbury Rd, Duke Street, Perry Street and Stanley Street, Campsie</li><li>• 538-546 Canterbury Road Campsie and 570-580 Canterbury Road, Belmore</li><li>• 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore (deferred)</li></ul>	5 June 2013
<ul style="list-style-type: none"><li>• 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore</li><li>• 677-687 Canterbury Road and 46-48 Drummond Street, Belmore</li><li>• 754-774 Canterbury Road, Belmore</li><li>• 1112-1186 Canterbury Rd, Roselands</li><li>• 1375 Canterbury Road, Punchbowl</li><li>• 1499 Canterbury Road (998 Punchbowl Road), Roselands</li></ul>	13 June 2018

At each meeting, the Panel considered the Council officer's report and the accompanying documentation and studies on planning and strategic matters and made recommendations with respect to each of the Planning Proposals. A site inspection was undertaken by Panel members with Council staff prior to each meeting and applicants and the community were given the opportunity to present to the Panel.

The officer's reports for those meetings and the recommendations of the Panel are included in the agendas and minutes at Attachments A and B respectively. The minutes also provide detail in relation to attendees at the meeting (including the Panel Chair and members), whether or not any written submissions were received from either the proponent or a member of the community and whether there were any speakers at the meetings.

It is noted that the Planning Proposal for 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore was considered at the meeting of 5 June but deferred to the Panel meeting of 13 June 2018. The deferment was to allow the proponent the opportunity to respond to the matters raised in the planning report (included at Attachment A).

At each meeting, the Panel noted that submissions received in respect of Planning Proposals formed part of the documentation considered by the Panel in formulating their advice to Council.

### **Canterbury Bankstown Local Planning Panel Recommendations**

#### **251-267 Canterbury Road, Canterbury**

The officer's report to the Panel meeting of 5 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal made available to the Panel is provided at Attachment C and includes the applicant submitted Planning Proposal and supporting Urban Design Study.

As outlined in the minutes of the meeting, the Panel made the following recommendations in relation to the Planning Proposal.

*That:*

- 1. The council not proceed with the planning proposal at 251-267 Canterbury Road, Canterbury, for the reasons outlined in the planning officer's report. This report refers to the significant strategic studies that have been undertaken which have considered future desirable FSR and height controls for Canterbury Road. In particular Recommendation 7 – Built Form has been considered.*
- 2. The planning provisions of the site be reviewed in accordance with the Canterbury Road Review when the boundaries of the Wonga Street Junction are determined.*
- 3. Any future planning proposal should be considered in terms of the cumulative impact along Canterbury Road and within the framework of strategic and statutory requirements once formulated and adopted.*

The above recommendations are supported.

#### **403-411 Canterbury Rd, 1 Una Street & block bounded by Canterbury Road, Duke Street, Perry Street and Stanley Street, Campsie**

The officer's report to the Panel meeting of 5 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal made available to the Panel is provided at Attachment D and includes:

- Extract of from the exhibited Residential Planning Strategy Planning Proposal;
- Planning Proposal Gateway Determination; and
- Two separate submissions from the Roads and Maritime Services in relation to the Planning Proposal.

Two submissions made during the Canterbury Road Review in relation to properties to which the Planning Proposal relates are also included at Attachment D. The properties include 2-8 Una Street and 413-415 Canterbury Road, Campsie and 445 Canterbury Road, Campsie.

As outlined in the minutes of the meeting, the Panel made the following recommendations in relation to the Planning Proposal.

*That:*

- 1. The Council not proceed with the planning proposal for the land known as 403-411 Canterbury Road and the block bounded by Canterbury Road, Una Street, Perry Street and Stanley Street, Campsie, for the reasons stated in the planning officers report.*
- 2. Given the significant size and uniqueness of this site and its current role as zoned for employment purposes, the site needs to be carefully reviewed before any rezonings for housing in the context of the effect of reducing employment lands within the local government area.*
- 3. Any planning proposals should be considered in the context of cumulative impacts along Canterbury Road (this includes RMS comments) and within the framework of future strategic and statutory requirements that will evolve from the Council studies that are currently being undertaken.*

The above recommendations are supported.

#### 538-546 Canterbury Road Campsie and 570-580 Canterbury Road, Belmore

The officer's report to the Panel meeting of 5 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal made available to the Panel is provided at Attachment E and includes:

- Council report resolving to prepare the Planning Proposal;
- Planning Proposal; and
- Planning Proposal Gateway Determination.

As outlined in the minutes of the meeting, the Panel made the following recommendations in relation to the Planning Proposal.

*That*

- 1. The Council not proceed with the planning proposal for 538-546 Canterbury Road and 570-580 Canterbury Road, Belmore, given it is inconsistent with the recommendation and findings of the Canterbury Road studies and review.*

2. *Any future planning proposals must have regard to the findings of the Canterbury Road Review to allow for the proper consideration of the public benefit and the impacts on the community both present and future.*

The above recommendations are supported.

642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore

The officer's report to the Panel meeting of 5 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal made available to the Panel is provided at Attachment F and includes:

- Statement of Environmental Effects submitted with development application that was lodged with Planning Proposal.
- Notification Plans for development application;
- Council report resolving to prepare the Planning Proposal;
- Planning Proposal;
- Supporting Urban Design Study;
- Objection from landowner;
- Planning Proposal Gateway Determination; and
- Two separate submissions from the Roads and Maritime Services.

A submission in relation to the site and Planning Proposal received during the exhibition of the Canterbury Road Review is also included at Attachment F.

As outlined in the minutes of the meeting of 5 June 2018, the proponent addressed the Panel. Following the address, the Panel made the following recommendation in relation to the Planning Proposal.

*THAT the planning proposal in relation to 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore be DEFERRED to the Local Planning Panel meeting on 13 June 2018, to allow the proponent the opportunity to respond to the matters raised in the planning report.*

The Planning Proposal was reconsidered at the Panel meeting of the 13 June and a submission on behalf of the proponent was provided to the Panel for that meeting. An officer's response to that submission was also provided to the Panel. The submission and response is included at Attachment F.

As outlined in the minutes of the meeting of 13 June 2018, the Panel considered the submission and listened to a further address by the proponent. The following recommendations in relation to the Planning Proposal were then made by the Panel.

*THAT:*

*The planning proposal for 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore, not progress as it is not consistent with the current strategic planning directions of Council.*

The above recommendation is supported.

677-687 Canterbury Road and 46-48 Drummond Street, Belmore

The officer's report to the Panel meeting of 13 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal provided to the Panel is provided at Attachment G and includes:

- Most recently amended applicant initiated Planning Proposal, including the following supporting documents:
  - Urban Design Study;
  - Stage 1 and Stage 2 Environmental Site Investigation;
  - Remedial Action Plan; and
  - Draft Voluntary Planning Agreement.
- Site Compatibility Certificate.

A submission was made by the applicant to the Panel is also included at Attachment G.

As outlined in the minutes of the meeting of 13 June 2018, the Panel made the following recommendations in relation to the Planning Proposal.

*THAT:*

*The planning proposal for 677-687 Canterbury Road and 46-48 Drummond Street, Belmore, not progress as it is not consistent with the current strategic planning directions of Council.*

The above recommendation is supported.

In light of the panel's recommendation, it would be appropriate to request the Department of Planning and Environment revoke its Site Compatibility Certificate issued for the site which would allow the land to be developed for affordable housing up to seven (7) storeys and with approximately 220 dwellings. A detailed description of the affordable housing development the subject of the Certificate is provided at Attachment G.

The Certificate was among a number of reasons Council staff recommended proceeding with an amended Planning Proposal in the report to the panel on 13 June 2018, noting that the Certificate does not compel Council to approve a proposal to which the Certificate relates as it would be subject to detailed merit assessment against Councils planning controls. Based on the advice of the panel, a recommendation that the Certificate be revoked by the Department of Planning and Environment has been included in this report as this form of development is not in keeping with the strategic intent of the corridor (recommendation 5b).

### 754-774 Canterbury Road, Belmore

The officer's report to the Panel meeting of 13 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal provided to the Panel is provided at Attachment H and includes:

- Applicant submitted Planning Proposal; and
- Supporting Urban Design Study.

A submission in relation to the site and Planning Proposal received during the exhibition of the Canterbury Road Review is also included at Attachment H.

As outlined in the minutes of the meeting of 13 June 2018, the Panel made the following recommendations in relation to the Planning Proposal.

*THAT:*

*Council not proceed with the planning proposal at 754-774 Canterbury Road, Belmore, for the reasons outlined in the planning officer's report. The proposed increase in height and FSR would facilitate an outcome in excess of anything envisaged by the most recent strategic planning review.*

The above recommendation is supported.

### 1112-1186 Canterbury Road, Roselands

The officer's report to the Panel meeting of 13 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal provided to the Panel is provided at Attachment I and includes:

- Extract of from the exhibited Residential Planning Strategy Planning Proposal;
- Planning Proposal Gateway Determination; and
- Two separate submissions from the Roads and Maritime Services in relation to the Planning Proposal.

As outlined in the minutes of the meeting of 13 June 2018, the Panel made the following recommendations in relation to the Planning Proposal.

*THAT:*

*Council not proceed with the planning proposal at 1112-1186 Canterbury Road, Roselands, for the reasons outlined in the planning officer's report.*

The above recommendation is supported.

### 1375 Canterbury Road, Punchbowl

The officer's report to the Panel meeting of 13 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal provided to the Panel is provided at Attachment J and includes:

- Extract of from the exhibited Residential Planning Strategy Planning Proposal;
- Planning Proposal Gateway Determination; and
- Two separate submissions from the Roads and Maritime Services in relation to the Planning Proposal.

As outlined in the minutes of the meeting of 13 June 2018, the Panel made the following recommendations in relation to the Planning Proposal.

*THAT:*

*Council not proceed with the planning proposal for 1375 Canterbury Road, Punchbowl.*

The above recommendation is supported.

### 998 Punchbowl Road, Roselands (1499 Canterbury Road)

The officer's report to the Panel meeting of 13 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal provided to the Panel is provided at Attachment K and includes:

- A copy of the Planning Proposal;
- Most recent supporting Urban Design Study; and
- A letter from the NSW Department of Planning and Environment in relation to Council seeking Gateway Determination indicating that inadequate information was provided in order for a decision to be made.

A submission in relation to the site and Planning Proposal received during the exhibition of the Canterbury Road Review is also included at Attachment K.

As outlined in the minutes of the meeting of 13 June 2018, the Panel made the following recommendations in relation to the Planning Proposal.

*THAT:*

*Council not proceed with the planning proposal for 998 Punchbowl Road (1499 Canterbury Road), Punchbowl, based on the significant strategic studies that have been undertaken which have considered the future zone, FSR and height controls for Canterbury Road. In particular Recommendation 15 – Review Planning Proposals for Consistency has been considered.*

The above recommendation is supported.



### ITEM 5.2

### Canterbury Bankstown Accelerated LEP Funding Agreement

#### AUTHOR

Planning

### PURPOSE AND BACKGROUND

On 22 May 2018, the NSW Department of Planning and Environment confirmed that Council will be allocated up to \$2.5 million to support the review of its current Local Environmental Plans (LEPs) within two years. This followed a request from Council to become a 'priority Council' in accordance with the Mayoral Minute of 12 December 2017. The request was made to reflect the need for a contemporary planning framework to address growth pressures that are the result of State Government policy. The letter from the Department is attached for information.

Recognising the strategic importance of this initiative, the intent of this report is to seek Council's support and to participate in the accelerated review program and agree to the Accelerated LEP Review Program Funding Agreement (the Agreement) prepared by the Department of Planning and Environment. The Agreement is attached for information.

### ISSUE

Up to 18 councils in the Greater Sydney Region will be offered funding to review and update their local environmental plans within two years to align with the priorities in the District Plans released by the Greater Sydney Commission in March 2018 and assist the State Government in addressing housing affordability.

The accelerated review is required to address recent changes to the Environmental Planning and Assessment Act 1979, the new Greater Sydney Region Plan, the South District Plan, and significant policy differences between Council's existing LEPs such as the application of the R3 Medium Density Residential Zone, which must be addressed as soon as possible to introduce consistency in planning rules across the city.

The Department of Planning and Environment has agreed to make funding available to Council to facilitate the carrying out of a review and update of its local environmental plans. The objective of the Agreement is to document the agreed outcomes for the work as outlined in this report including milestones and timing for the payment of the funding. One of the commitments is to have the new LEP finalised within two years.

If Council decides not to enter into the funding agreement with the NSW Government, Council must fund the studies itself and undertake a review of its LEPs within three years, in any case. The outcome of Council's work whether funded by the State or Council will be identical as Council is required to align its strategic planning with State prepared Regional Plans pursuant to Section 9.1 Directions (formerly Section 117 Directions).

## **RECOMMENDATION** That -

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

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

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- A. Accelerated LEP Review Program Funding Agreement
- B. Letter to General Manager CBCity re NSW Government's Housing Affordability Strategy - IRF18-2548
- C. LEP Roadmap (GSC 2018)
- D. Local Strategic Planning Statements - Guideline for Councils (DP&E 2018)

## **POLICY IMPACT**

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The work to be delivered by Council as outlined in the Agreement issued by the Department of Planning and Environment at Attachment A will establish a new strategic planning policy framework for Council (i.e. a new LEP).

The new LEP will need to bring the LEPs of the former Canterbury and Bankstown Councils into a single instrument, address recent changes to the Environmental Planning and Assessment Act 1979, the new Greater Sydney Region Plan, the new South District Plan, and policy differences between Council's existing LEPs.

Detailed, evidence based analyses need to be prepared to underpin a new suite of forward planning policies for Council that will be used to underpin and support the preparation of a new consolidated local environmental plan for the City. The new local environmental plan will be the key land use implementation tool that guides the distribution, type, scale and form of development across the city into the future.

The following key steps will need to be undertaken to prepare the new LEP:

- Undertaking an LEP 'health check' of former Bankstown and Canterbury LEPs
- Preparing a city wide Local Strategic Planning Statement, including technical studies such as a housing strategy and employment lands study.
- Seeking a Gateway Determination from the Department of Planning and Environment
- Exhibiting the draft LEP and considering submissions, and
- Making the plan.

A copy of the guideline documents on preparing updated LEPs and Local Strategic Planning Statements have been provided at Attachments C and D respectively.

## **FINANCIAL IMPACT**

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The Funding Agreement offered by the NSW Government, once entered into, will secure Council up to \$2.5 million to support preparation of a new consolidated local environmental plan within two years.

If Council decides not to execute the funding agreement with the NSW Government, Council must fund the studies itself and undertake a review of its LEPs within three years. In order to fund the necessary works, funds would need to be directed from other projects/initiatives and taken from the 18/19 financial year budget.

## **COMMUNITY IMPACT**

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The South District Plan has a 20 year housing target of 83,500 with 70% of these dwellings expected to be accommodated in the City of Canterbury-Bankstown. The Council's new LEP will have to address how and where this growth is to occur and how the significant social, environmental, and economic impacts will be managed.

Council is required to align its local strategic planning with Regional Plans sets by the State Government pursuant to Section 9.1 Directions (formerly Section 117 Directions).

The proposed local environmental plan will be placed on public exhibition for a minimum 28 day period during which State agencies will also be consulted to ensure they are planning for increases in demand to services. Notwithstanding, a dedicated community engagement plan is required to be prepared and implemented that will maximise the level of community engagement activities over and above statutory requirements. The proposed approach will be outlined to Council in due course.

This approach is on the basis of the amount of information likely to be made available for public comment, complexity of the material and in the interest of transparency and openness to be embedded throughout the review process.

The proposed local environmental plan will be placed on mandatory public exhibition and referred to State agencies in accordance with the terms of the Gateway Determination. The statutory period of exhibition is generally for a minimum period of 28 days. Notwithstanding statutory requirements, it is intended that a dedicated community engagement plan is prepared and implemented that will maximise the level of community engagement activities over and above statutory requirements.

This approach has been prepared to reflect the quantum of information likely to be made available for public comment, complexity of the material and in the interest of transparency and openness to be embedded throughout the review process.

## DETAILED INFORMATION

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The Environmental Planning & Assessment Act 1979 requires Council's local environmental plan to align with the objectives and priorities identified in the Region Plan and South District Plan. This requires Council to:

- review its strategic planning framework, including a review of the existing local environmental plans against the South District Plan;
- undertake necessary studies and strategies and preparing a local strategic planning statement which will guide the preparation of a new consolidated local environmental plan.

The Act also requires Council to prepare and make a local strategic planning statement and review the statement at least every seven years. The role of the local strategic planning statement is to provide a link between regional and district level plan and local strategic planning and delivery (refer to Attachment D for details).

The following provides an overview of the key elements in the process to review and update the local environmental plan. The process has been divided into six phases related to the key deliverables as outlined in the Agreement.

### **Phase 1: Local Environmental Plan Review**

Time period: June 2018 – January 2019

- Enter into the Agreement with the Department of Planning and Environment
- Confirm a detailed Project Plan for the Review

### **Phase 2: Draft Local Strategic Planning Statement**

Time period: October 2018 – June 2019

- Undertake relevant technical studies required to underpin the review
- Prepare and seek Council resolution to exhibit draft local strategic planning statement

### **Phase 3: Finalise Local Strategic Planning Statement**

Time period: March 2019 – November 2019

- Consider community and stakeholder feedback
- Review options and undertake any amendments in response to feedback
- Prepare and seek Council resolution to issue final local strategic planning statement

#### **Phase 4: Gateway Determination from Greater Sydney Commission**

Time period: April 2019 – November 2019

- Prepare planning proposal comprising new consolidated local environmental plan
- Seek Council resolution to submit planning proposal to Greater Sydney Commission for Gateway Determination
- Submit planning proposal for Gateway Determination

#### **Phase 5: Draft Local Environmental Plan on Exhibition**

Time period: November 2019 – May 2020

- Exhibit planning proposal as required by Gateway Determination
- Consider community and stakeholder feedback and finalise planning proposal
- Seek Council resolution to submit planning proposal for finalisation

#### **Phase 6: Finalisation and Gazettal of Local Environmental Plan**

Time period: June 2020

- Submit final planning proposal for finalisation.

The Roadmap as issued by the Department of Planning and Environment depicting the above is provided below.

Task	2018						2019												2020						
	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Phase 1 LEP review (Health Check)																									
Phase 2 Draft LSPs																									
Phase 3 Final LSPs																									
Phase 4 Gateway																									
Phase 5 Exhibition of draft LEP																									
Phase 6 Plan making																									

To commence the review process, the Department of Planning and Environment and Greater Sydney Commission will run a series of technical working group sessions that will bring councils together and assist in establishing the review parameters, share information between councils and agencies and assist to confirm priorities that need to be considered at a district level.

Technical working group sessions will be run along the following themes:

1. Confirmation of review process, timing, deliverables and expectations
2. Local strategic planning statements
3. Sustainability and monitoring
4. Housing and liveability
5. Productivity
6. Infrastructure and priorities

Council officers will work closely with Councillors throughout this process and provide regular updates on progress against the above deliverables and community and stakeholder engagement activities.

Council officers have also reviewed the Agreement and set expectations, have met with the Department of Planning and Environment and Greater Sydney Commission in regard to its scope and are confident the outcomes can be satisfactorily delivered within the set timeframes.



### ITEM 5.3                      NSW Government's Medium Density Housing Code

**AUTHOR**                      **Planning**

#### **PURPOSE AND BACKGROUND**

This report provides an update on the NSW Government's Medium Density Housing Code and the implications for the City of Canterbury–Bankstown.

#### **ISSUE**

In April 2018, the Department of Planning & Environment released the Medium Density Housing Code. The Code contains complying development controls to allow dual occupancies, manor houses and terraces to be constructed under a fast-tracked complying development approval process. The Code comes into effect on 6 July 2018.

At the Ordinary Meeting of 24 April 2018, Council raised concerns about the impact the Code would have on the local character and amenity of the City of Canterbury–Bankstown. In response, the Mayor held an urgent meeting with the Minister for Planning and obtained a deferment of the commencement of the Code until July 2019. This will give Council time to complete a planning proposal which would prohibit the construction of manor houses, terraces and villas in the R2 Low Density Residential zones across our City and prohibit the controls permitting higher density dual occupancy development.

Since this time, further analysis identified additional issues that Council would need to address to minimise the Code's impact on the local character and amenity of the suburban neighbourhoods, particularly in relation to dual occupancies.

#### **RECOMMENDATION**    That -

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

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

- A. Comparison of the NSW Government's Medium Density Housing Code with Council's LEP / DCP planning controls
- B. Implications of the NSW Government's Medium Density Housing Code in the City of Canterbury–Bankstown

## **POLICY IMPACT**

Council currently permits medium density housing in the suburban neighbourhoods on the basis that:

- Medium density housing is limited to low density dual occupancies and villas.
- Council is able to control the size of dual occupancies and villas through the development application process.

The development application process must consider Council's LEP / DCP planning controls. These controls which have been prepared in consultation with the community, industry, state agencies and other key stakeholders provide a structured framework for planned growth across our City. The development application process must also consider the likely impacts of development, the suitability of the site for the development, submissions made during the notification period, and the public interest.

The concern with the NSW Government's Medium Density Housing Code is that it does not take into account the above matters, which are important to ensure medium density housing is compatible with the local character and amenity of the suburban neighbourhoods. It will permit ad-hoc, unplanned growth to occur irrespective of the impacts.

As far back as the exhibition of the Draft Code, Council objected to the proposal to expand complying development to include medium density housing. At the Ordinary Meeting of 6 December 2016, Council made a submission outlining its concerns with the Draft Code, namely:

- The Draft Code would override Council's LEP / DCP controls with a 'one size fits all' blanket approach that is not customised to the unique characteristics of the City of Canterbury-Bankstown or is informed by community consultation.
- The Draft Code would introduce new complying development controls that would result in increased building bulk, reduced private open space and reduced landscaped areas. This built form would be incompatible with the local character and landscaped setting of the suburban neighbourhoods.
- The Draft Code would halve the number of required off-street parking spaces compared to Council's controls, which would mean more parking on residential streets. This change would exacerbate the traffic and parking concerns of residents in relation to dual occupancies.
- The Draft Code would replace the DA neighbour notification process with a complying development notification process whereby private certifiers would only inform neighbours of the proposal at least 14 days prior to issuing an approval.

This change would remove the formal opportunity for neighbours to make submissions and to comment on proposed building designs prior to determination. It also does not take into consideration the public interest. This is despite the potential for these proposals to be inconsistent with the established local character.

- The Draft Code would only require design verification statements, which does not provide adequate safeguards to ensure complying development will deliver better quality building designs that respond appropriately to the character of the area, landscaped setting and surrounding built form. Private certifiers are not qualified to assess the architectural merits of medium density housing to ensure it meets community expectations.
- The Draft Code would severely undermine Council's approach to sensibly distribute medium density housing across the City and does not ensure strategic planning would occur in a coordinated and orderly manner. As stated in the South District Plan, *'Councils are in the best position to investigate and confirm which parts of their local government areas are suited to additional medium density opportunities'* (Planning Priority S5).

Despite Council's objection, the Department of Planning & Environment released the Medium Density Housing Code in April 2018.

However, it appears the Department of Planning & Environment underestimated the true impact of the Code across all councils in Sydney. Following a review of the final version of the Code, Council identified the extent to which the Code would overrule Council's current planning controls to allow increased densities and building bulk in the suburban neighbourhoods with reduced open space, landscaped areas and off-street parking.

In resolving to adopt the Mayoral Minute at the Ordinary Meeting of 24 April 2018, Council was one of the first councils to take action in response to the introduction of the Code. Following this, the Mayor attended an urgent meeting with the Minister for Planning to seek an exemption from the Code within the R2 Low Density Residential zone and to request that our local planning controls prevail over the State Policy until a planning proposal is gazetted by the Greater Sydney Commission.

The intended outcomes of the planning proposal are to prohibit villas and other forms of multi dwelling housing (manor houses and terraces) in the R2 Low Density Residential zone, and to restrict dual occupancy development to Council's current planning controls.

Council also raised Questions with Notice in relation to the implications of the Code. In response, Attachment A provides a comparison of the Code's development controls with Council's LEP / DCP planning controls. Attachment B provides a breakdown of the areas affected by the Code and outlines some of the implications.

The following timeline summarises the series of events that have occurred since the Ordinary Meeting of 24 April 2018:

1. The Mayor met with the Minister for Planning to make representations on behalf of Council on 15 May 2018.
2. In a letter dated 16 May 2018, the Minister for Planning responded to the Mayor's request by deferring the commencement of the Code until July 2019. This will give Council time to complete the planning proposal in relation to prohibiting multi dwelling housing in the R2 Low Density Residential zone. Council submitted the planning proposal in May 2018 and is awaiting a Gateway Determination.

3. At the Ordinary Meeting of 22 May 2018, Council was informed of the Minister's decision. Council also noted the implications of Canterbury LEP 2012 and the unbalanced distribution of the R3 Medium Density Residential zone. This is a critical issue that Council will look at as part of its new Housing Strategy.
4. In a letter dated 22 May 2018, the Department of Planning & Environment sought to clarify the Minister's earlier letter. According to the Department, the deferment only applies to manor houses and terraces in the R2 Low Density Residential zone. This means the remaining part of the Code would continue to come into effect on 6 July 2018, and will apply to:
  - Dual occupancies in the R2 Low Density Residential zone.
  - Dual occupancies, manor houses and terraces in the R3 Medium Density Residential zone.
5. In June 2018, Council wrote to the Minister's Office seeking clarification on the status of the deferment, given that the Department's letter contradicted the Minister's initial letter. The Minister's Office has since provided Council with informal correspondence to confirm the Code, in its entirety, would be deferred until July 2019.

Whilst Council has taken action to prevent the impacts of manor houses and terraces in the R2 Low Density Residential zone, further analysis identified additional issues that Council would need to address to minimise the impacts of dual occupancies under the Code. This matter is further discussed in this report.

## **FINANCIAL IMPACT**

According to the Environmental Planning & Assessment Act 1979, Council is responsible for enforcing the regulatory and compliance standards in relation to complying development. The introduction of the Low Rise Medium Density Housing Code will place added pressure on Council's resources to carry out this function.

At the Ordinary Meeting of 24 April 2018, Council resolved to introduce a new levy to assist Council in enforcing the regulatory and compliance standards. The Compliance and Enforcement Levy would commence at the start of the 2018/19 financial year.

Further, foregone income to Council if the Code was developed to its full potential would be in the order of \$90 million which is based on a total of 30,000 dual occupancy developments at an average development application fee of \$3,000.

## **COMMUNITY IMPACT**

At present, Council permits dual occupancies in the suburban neighbourhoods on the basis that it can address building bulk and amenity issues through appropriate LEP / DCP planning controls and the development application process. It is noted that Council adopted the LEP / DCP planning controls in consultation with the community, industry, state agencies and other key stakeholders.

This approach is important to ensure dual occupancies deliver improved quality building designs that respond appropriately to the character of the area, landscaped setting and surrounding built form. This is reinforced by Council's Draft Community Plan 'CBCity2028', where the community highlighted they would like to see better designed and well-managed development.

Whilst some residents have complained about the cumulative impact of dual occupancies in residential streets in relation to traffic and parking, Council continues to undertake periodic reviews of the LEP / DCP planning controls to minimise these impacts. For example, Council resolved at the Ordinary Meeting of 24 April 2018 to prepare a Streets Design Manual to guide future capital works and inform planning controls to manage the impact of future development in our neighbourhoods.

The preparation of a Street Design Manual would serve two purposes. Firstly, it would identify the different types of streets based on their function and how they should be managed as change / growth occurs. This would guide future capital works on our roads, as well as, provide specific improvements to be funded from development through a development contributions.

Secondly, the Manual would inform the preparation of the new Canterbury-Bankstown LEP and DCP by providing appropriate controls on new development.

The concern with the NSW Government's Medium Density Housing Code is it does not take into account the above matters, and will undermine Council's policies and future work to ensure dual occupancies are compatible with the local character and amenity of the suburban neighbourhoods.

In very simple terms, the Code will see a density increase to 0.85:1 on 500m<sup>2</sup>, private open space slashed to 16m<sup>2</sup> and a single off-street car parking space, halving Council's current control for parking. The impact of this on the community will likely be a significant and detrimental one on the quality of life. The Code will simply deteriorate the quality of the low density residential environment with unplanned, unaccounted for development with no community consultation or accountability to broader public benefits.

Whilst some elements of the Code may be appropriate in the Inner West and North Shore suburbs where manor houses and terraces already occur, these forms of development are unacceptable for the suburbs of the City of Canterbury-Bankstown as they would result in a building bulk, scale and form that is incompatible with the local character and amenity of the suburban neighbourhoods within the City. Council's long term planning to date has not forecast such a level of density in traditional residential areas and given the nature and size of the local government area, the Code will promote medium density development wholly separated from services, facilities and public transport infrastructure.

In addition, the City's residential streets were never designed to accommodate excessive amounts of on-street parking as a result of very large dual occupancies (which could potentially accommodate up to 6-7 bedrooms per dwelling) with completely inadequate off-street parking. This increased density would result in residential streets becoming dormant car parking lots and undermines Council's ability to be at the forefront when it comes to managing the impacts of increased densities on our residential streets.

The final community impact has been the complete absence of consultation or even notification, effectively catching the community off-guard.

## DETAILED INFORMATION

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### Implications of the NSW Government's Medium Density Housing Code in relation to dual occupancies

According to the NSW Government's Medium Density Housing Code, *'dual occupancies tend to have limited impact on the streetscape and surrounds as the scale of the development is consistent with that of a large dwelling house'*.

Prior to the introduction of the Code, the impact was controlled through the LEP / DCP planning controls and the development application process. It is noted that Council adopted the LEP / DCP planning controls in consultation with the community, industry, state agencies and other key stakeholders.

The ability to exercise this level of control is important to ensure dual occupancies are compatible with the local character and amenity of the suburban neighbourhoods, and community expectations. This is reinforced by Council's Draft Community Plan *'CBCity2028'*, where the community highlighted they would like to see better designed and well-managed development.

The concern with the Code is it does not take into account the above matters, and will undermine Council's policies that are designed to ensure dual occupancies are compatible with the local character and amenity of the suburban neighbourhoods.

Of significant concern is the introduction of complying development controls that would allow increased building bulk compared to Council's planning controls as shown in Attachment A.

For example, Council currently applies a maximum 0.5:1 FSR to limit the impact of dual occupancies on the streetscape in the R2 Low Density Residential zone. The floor space ratio ensures the building envelope of dual occupancies is compatible with the local character and amenity of the suburban neighbourhoods. However, the Code will allow a higher FSR for dual occupancies in the R2 Low Density Residential zone as follows:

Development controls	Medium Density Housing Code	Bankstown LEP 2015 & DCP	Canterbury LEP 2012 & DCP
Maximum floor space ratio (FSR)	25% of lot area + 300m <sup>2</sup>  For example: 500m <sup>2</sup> = 0.85:1 600m <sup>2</sup> = 0.75:1	0.5:1	0.5:1
Minimum private open space	16m <sup>2</sup> per dwelling (at least 3 metres wide)	80m <sup>2</sup> per dwelling (at least 5 metres wide)	50m <sup>2</sup> per dwelling (at least 4 metres wide)
Minimum car parking spaces	1 space per dwelling	1 space per 2 or less bedrooms; or 2 spaces per 3 or more bedrooms	1 bedroom: 1 space per dwelling 2 bedroom: 1 space per dwelling 3 bdm or more: 2 spaces per dwelling

The Code's floor space ratio would result in increased building bulk, reduced setbacks, reduced off-street car parking, reduced private open space and landscaping, and little or no considerations of the following matters:

- Narrow streets and the cumulative impact of traffic on the local road network.
- Impact on topography and slopes.
- Impact on the foreshore scenic quality particularly adjacent to the Georges River.
- Compatibility with Council's Tree Preservation Order policy.
- Impact on the canopy and roots of trees on neighbouring properties.
- Proximity to industrial lands, and the need for certain setbacks from industries that may have noise and air quality impacts.
- Impact if the proposal is in the vicinity of heritage items.
- Impact on stormwater disposal and the requirement for downstream easements.
- Impact on site cover and urban tree canopy cover.

This approach is in stark contrast to community expectations and is wholly inconsistent with the objectives of the R2 Low Density Residential zone. It is also likely to undermine the community's confidence in dual occupancies as a housing option in this zone.

This approach is also inconsistent with the Land & Environment Court's planning principle in relation to floor space ratios, which reads:

*The standard of 0.5:1 FSR has found expression in numerous planning instruments and policies whose aim is to integrate increased density housing into low-density residential areas without destroying the existing open character. The Seniors Living State Environmental Planning Policy adopts a FSR of 0.5:1 as a "deemed to comply" standard. State Environmental Planning Policy 53 – Metropolitan Residential Development adopts it as the maximum permissible density in relation to dual occupancy. Many local planning instruments and policies guiding dual occupancy development in suburban areas also contain a maximum FSR control of 0.5:1.*

*The above suggests that there is a general acceptance by the planning profession that an open suburban character is most easily maintained when the FSR of buildings does not exceed 0.5:1. The question raised above may therefore be answered thus: The upper level of density that is compatible with the character of typical single-dwelling areas is around 0.5:1. Higher densities tend to produce urban rather than suburban character. This is not to say that a building with a higher FSR than 0.5:1 is necessarily inappropriate in a suburban area; only that once 0.5:1 is exceeded, it requires high levels of design skill to make a building fit into its surroundings.*

It is noted private certifiers are not qualified to assess the architectural merits of medium density housing to ensure it meets the above planning principle or community expectations.

At the Ordinary Meeting of 24 April 2018, Council's initial position was to submit a planning proposal to the Greater Sydney Commission seeking:

- To prohibit villas and other forms of multi dwelling housing (manor houses and terraces) in the R2 Low Density Residential zone.

- To restrict dual occupancy development to current planning controls.

Correspondence from the Minister for Planning and the Department of Planning & Environment indicate in-principle support to prohibit villas and other forms of multi dwelling housing in the R2 Low Density Residential zone. However, the Department will not amend the Code to restrict dual occupancy development to Council's current planning controls.

To address this issue, it is advisable as a matter of importance, for Council to make urgent representations to the Minister for Planning and the Department of Planning & Environment about the impacts of the proposed changes to the planning controls for dual occupancies as a result of the Code.



## **6            POLICY MATTERS**

The following items are submitted for consideration -

6.1    Council Policies	73
6.2    Drainage Reserves Administration Policy	79



### **ITEM 6.1                      Council Policies**

**AUTHOR                      Corporate**

### **PURPOSE AND BACKGROUND**

As part of the ongoing process of aligning policies of the former Bankstown and Canterbury Councils, a number of policies have been revised and prepared for Council's consideration in order to provide a consistent approach to these issues across the Local Government Area.

### **ISSUE**

Under the Local Government Act 1993 Councils have a range of functions in their charter. In order to give effect to these functions, policies and procedural directives are required to ensure uniformity in approach, understanding, and administration. This approach also underpins accountability and transparency.

Council policies describe Canterbury- Bankstown Council's position on and commitment to a particular matter - that is, what the Council will and/or will not do, and prescribes a consistent approach for Councillors, Council staff, and/or members of the public. A Council Policy must be formally adopted or revoked by the elected Council.

This report is to consider the following policies:

- Memorials Policy;
- Use of Exotic Animals in Circuses Policy; and
- Helicopters on Council Land Policy.

Separately, the report also notes that certain former council policies, which have now been superseded and/or incorporated in other policy documents, be formally revoked.

### **RECOMMENDATION    That -**

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

## **ATTACHMENTS**

[Click here for attachments](#)

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- A. Memorials Policy
- B. Helicopters on Council Land Policy
- C. Use of Exotic Animals in Circuses Policy

## **POLICY IMPACT**

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The adoption of the policies included in this report will provide an aligned policy position for Canterbury-Bankstown Council and ensures compliance with Council's legislative requirements.

When adopted, these policies will supersede all previous related policies adopted by the former Bankstown and Canterbury Councils. Council's policy register will be updated to reflect the aligned policy positions and the superseded or revoked policies as outlined in this report.

## **FINANCIAL IMPACT**

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Funding required to administer these policies will be made available from Council's adopted budget.

## **COMMUNITY IMPACT**

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The alignment of Council policies and procedures ensure uniformity in approach, understanding, and administration. This approach also underpins accountability and transparency to the community.

## **DETAILED INFORMATION**

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### **Use of Exotic Animals in Circuses Policy**

The draft Use of Exotic Animals in Circuses Policy aligns the practices of the former Canterbury and Bankstown Councils in relation to approving circuses that involve the display/use of exotic animals on Council land. The former Bankstown Council did not have a formal policy position on this issue and as a result circuses of this nature occasionally operated at Carysfield Reserve, Bass Hill. The former Canterbury Council had a formal policy position stating it would not approve circuses that display/use exotic animals or non-human primates. This allowed circuses without exotic animals to book Gough Whitlam Park and Parry Park.

While the Federal and State Government do not currently have a formal position on this matter, over forty Councils in Australia have already adopted positions banning the use of exotic animals in their Local Government Area.

The definition of a non-domesticated (exotic) circus animal as described by the RSPCA is a non-companion, wild species of animal that is non-native to Australia and has either been taken from its natural habitat or bred in captivity. This includes, but is not limited to, big cats, elephants, bears and primates. A domesticated animal is considered an animal which has been tamed for many generations by man, so as to live, breed, depend on and thrive in human care such as dogs, cats (excluding hybrid cats), pigs, cattle, goats, horses, mules, sheep, rabbits, mice, rats, deer and camels.

The draft Use of Exotic Animals in Circuses Policy proposes that Council not permit circuses or carnivals to use exotic animals for performance or display on Council land. Any bookings taken prior to this policy being adopted will be honoured.

### **Memorials Policy**

The draft Memorials Policy establishes guidelines for when Council will consider establishing a memorial or monument at a particular location, and the decommissioning of memorials. The Policy also provides guidance to residents who may wish to place a temporary roadside memorial.

In the main, this policy contains certain principles of both former Council's policies, including providing Council the discretion to consider requests, as required.

The adoption of the draft Memorials Policy will supersede the former policies adopted by Canterbury City Council and Bankstown City Council as they pertain to the establishment of memorials.

### **Helicopters on Council Land Policy**

As per the recommendation of the 28 November 2017 Council meeting, a revised 'Helicopters on Council Land Policy' has been drafted to provide a consistent approach to applications to land helicopters in the Canterbury-Bankstown LGA.

The Civil Aviation Safety Authority (CASA) has granted standing permission to helicopters that are being used in response to an emergency, Police or Military situation, to operate outside normal procedures, should the circumstances demand, including the ability to land on or use public land for any purpose required to exercise the emergency function.

Following consultation with Council's insurers, it is proposed in order to minimise the risks to Council, to maintain public safety and to prevent damage to Council assets, Council will only consent to the short term or temporary landing of a helicopter on Council land by not for profit/ community groups (as listed in the Australian Charities and Not-For-Profit Commission Register) under the specific conditions outlined in the policy.

### **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 Catering Policy described the considerations to take into account when ordering catering for Council run functions and events, both internal and external. A formal Council position on this is no longer required as it is governed by procurement process and operational procedures.

The Citizenship Ceremonies Policy specified that where practical, guest speakers be invited to Citizenship ceremonies and that all councillors be permitted to sit on the stage and assist in the presentation of certificates. A formal Council position on this is no longer required as the Australian Citizenship Ceremonies Code provides guidance on the legal requirements for conducting citizenship and affirmation ceremonies. The current process at Canterbury-Bankstown is that all local MP's and Councillors are invited to attend and the ceremony is run by the Mayor.

The Function Room Use Policy specified the circumstances where the function room and Council Chambers at the Campsie Administration Building were available for use by the Mayor, Councillors and staff. A formal Council position specifically on this is no longer required as the relevant facilities available to Councillors are outlined in Section 9 of the Councillor Expenses and Facilities Policy.

The Petitions in Council Buildings Policy specified that Council would not permit the placement of petitions in Council buildings for any purpose, and is now covered by operational procedure.

The Recordings of Meetings and Provision of Transcripts to Councillors Policy specified the arrangements for creating, storing, using and disposing of audio recordings of Committee and Council meetings and creating and providing transcripts for Councillors of items of business from Committee and Council meetings. This information is included within Section 4.5 (k) and Section 10 of the Code of Meeting Practice.





### **ITEM 6.2                      Drainage Reserves Administration Policy**

**AUTHOR                      Corporate**

#### **PURPOSE AND BACKGROUND**

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In 2016 a new Drainage Reserves Disposal Policy was drafted to replace two separate policies of the former Cities of Canterbury and Bankstown. That draft policy was endorsed in principle by Council in December 2016 subject to the draft policy being exhibited for public comment.

In June 2017 submissions received during the public exhibition of the draft Drainage Reserves Disposal Policy were considered and it was resolved that the policy be adopted. The policy has been in operation since that time.

The purpose of this report is to now:

- incorporate a minor addition to the policy, which accommodates the granting of easements across drainage reserve land;
- amend the title of the policy to the Drainage Reserves Administration Policy, to account for the broader elements of the policy; and
- seek Council's endorsement of the revised policy in principle, subject to it being publicly exhibited.

#### **ISSUE**

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Occasionally Council is requested to grant easements for drainage over Council's drainage reserve land in satisfying certain conditions of development applications.

The requests are minor in nature (less than ten square metres). In most instances, the cost to assess the value of the right of way – by engaging a registered Valuer – can exceed the value of the easement.

In order to streamline the process, it is proposed that the policy be amended to include a provision whereby applicants be charged a set fee (subject to annual review) to obtain the right of way over Council's land, rather than carrying out a detailed sale process.

The fee has been set in consultation with Council's independent Valuer.

#### **RECOMMENDATION    That -**

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1. The current Drainage Reserves Disposal Policy be renamed to the Drainage Reserves Administration Policy.

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

## **ATTACHMENTS**

[Click here for attachment](#)

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- A. Drainage Reserves Administration Policy

## **POLICY IMPACT**

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The Drainage Reserves Administration Policy complies with legislative requirements for the disposal of surplus drainage reserve land and granting of less significant easement rights and supports Council's commitment to good governance practices.

Council's policy has been amended to reflect this minor provision.

## **FINANCIAL IMPACT**

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The change reflected in the policy will result in a fee payable to council to process the creation of minor easements for drainage purposes. This fee largely reflects the cost to administer the process.

## **COMMUNITY IMPACT**

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The Drainage Reserves Administration Policy will provide a more equitable process for dealing with sales of Council's drainage reserve land and less significant easement rights over Council's drainage reserve land.

## DETAILED INFORMATION

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### Background – Drainage Reserves Disposal Policy

By way of Background:

- In December 2016 a draft *Drainage Reserves Disposal Policy* – to replace the two separate policies of the former Cities of Canterbury and Bankstown – was considered by Council with Council resolving that the policy be exhibited for public comment and a further report be submitted to Council thereafter.
- In the main, Council’s policy looks to:
  - ensure Council applies a consistent and considered approach to managing Council’s broader drainage reserves network across the LGA;
  - ensure the policy is applied transparently, equitably and impartially to all entitled owners adjoining Council’s drainage reserves; and
  - ensure the policy corrects anomalies and effectively administers the occupation and/or disposal of surplus drainage reserves in accordance with the Local Government Act 1993.
- Following its exhibition and consideration of comments, the policy was adopted by Council in June 2017.
- The policy has been in operation since its adoption.

### Further Considerations – Easements over Council drainage reserve land

- Occasionally Council is requested to grant minor easements for drainage over Council’s drainage reserve land.
- The practice of the former Bankstown Council was to allow a developer to reticulate pipes through Council drainage reserve land at no cost and without taking an easement to permit the encroachment.
- The practice of the former Canterbury Council was to oblige the developer to acquire an easement right over Council’s land, with the applicant paying a commercial value for the right of way and for the costs to establish the legal entitlement.
- This involved a need for formal Council endorsement however the resulting easement obligates the developer to maintain the pipes and ensures the developer’s interest is recognised in the event the land is sold by Council.
- In many instances the cost to assess the value of the right of way – by engaging a registered Valuer – can exceed the value of the easement.

- Where an easement is deemed to be “less significant” it is proposed that the applicant be charged a set fee, of \$1,500 + GST initial (subject to annual review) in lieu of having a registered valuer assess its value. A “less significant” easement would be deemed to be:
  - Less than 10 square metres in area.
  - An Easement to Drain Water, as set out in Part 3 of Schedule 4A of the Conveyancing Act.
  - Located in a part of a drainage reserve capable of being regarded as inconspicuous (ie immediately adjoins and is parallel to an existing or notional future boundary of the drainage reserve portion over which it is to stand).
  - The drainage reserve is one that, if sold, would be sold on the condition that Council before selling established a full-extent easement to drain water in its favour.



## **7 GOVERNANCE AND ADMINISTRATION MATTERS**

The following items are submitted for consideration -

7.1	Adoption of CBCity 2028 - A Ten Year Community Strategic Plan for Canterbury-Bankstown	87
7.2	Adoption of Delivery Program 2018-21, Operational Plan 2018-19 (including the 2018-19 Budget and the 2018-19 Schedule of Fees and Charges) and Resourcing Strategies for Assets, Finance and Workforce.	97
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7.4	Local Government Remuneration Tribunal - Determination of Mayor and Councillor Fees 2018/2019	117
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## Governance and Administration Matters - 26 June 2018

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### ITEM 7.1                      Adoption of CBCity 2028 - A Ten Year Community Strategic Plan for Canterbury-Bankstown

**AUTHOR**                      City Future

#### **PURPOSE AND BACKGROUND**

The Local Government Act (Sect 402) requires all councils to prepare and endorse a community strategic plan that identifies the main priorities and aspirations for the future of the local government area for at least the next decade. In simple terms, the plan must address:

- Where we are now;
- Where we want to be in 10 years;
- How we will get there; and
- How we will know we are there.

This report considers the adoption of the Canterbury-Bankstown Community Strategic Plan, CBCity2028, following its public exhibition.

#### **ISSUE**

CBCity 2028 – a ten year community strategic plan for Canterbury-Bankstown was prepared and exhibited following extensive community engagement. It provides:

- A City Vision - *CBCity 2028 is Thriving, Dynamic, Real.*
- Seven Destinations (or key result areas).
- City Transformations (or ‘game changers’ to denote achievement).

It is important to note that CBCity 2028, while prepared and endorsed by Council, is not a Council plan. It is a plan for the City itself, to be implemented by organisations, agencies, residents and businesses alike. Endorsements from many of those bodies are contained within the Plan and reflect the support and input they provided.

The process to prepare CBCity 2028 was very successful. It has already been recognised as a finalist in the 2018 Local Government Excellence Awards, and is being considered for an IAP2 Core Values Award which highlights projects at the forefront of public participation and community engagement.

A number of changes, detailed in this report, have been made to the draft document in response to submissions and feedback received during the exhibition period.

The Community Strategic Plan – CBCity 2028 – Attachment A is presented to Council for endorsement.

## RECOMMENDATION

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That CBCity 2028 be adopted.

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

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- A. CBCity 2028
- B. External Submissions Summary

## **POLICY IMPACT**

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As a pivotal document for the City and owned by the City, the Community Strategic Plan will underpin all we do at Council, ensuring that successive terms work towards agreed outcomes, setting funding priorities and shaping future policy.

## **FINANCIAL IMPACT**

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Funds required to implement Council's actions in response to CBCity2028 will be funded through Council's annually adopted Operational budget.

## **COMMUNITY IMPACT**

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CBCity 2028 is a reflection of the community views obtained in a thorough engagement program. When implemented, the plan will have a positive impact on the community.

## DETAILED INFORMATION

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### **It's more than just a legal requirement**

The Local Government Act (Sect 402) requires all councils to prepare and endorse a community strategic plan that identifies the main priorities and aspirations of the Local Government Area for at least the next decade. It must be:

- Based on social justice principles of equity, access, participation and rights;
- Address civic leadership, social, environmental and economic issues;
- Have due regard to the State government's State Plan and other relevant State and regional plans of the State government eg Greater Sydney Regional Plan; and
- Be developed through engagement with the local community and other key stakeholders.

Knowing these things helps the City and Council plan for the future and gives a better understanding of the services and facilities we need to provide and how they might be improved.

### **Preparation of the CBCity 2028**

Extensive engagement occurred throughout 2017 and 2018 to inform the development of the Community Strategic Plan. Importantly, this engagement provided an opportunity for key influencers and the community to consider their new City in an atmosphere where they felt they were at the beginning of something important, and able to contribute to a shared future.

The CSP Engagement Journey involved three stages:

- Stage 1 - Love/Change Conversations - determined why people live, work and play in CBCity and what they would change if they could
- Stage 2 – Visioning and Priority Setting - information gathered from stage 1 was used to frame a 'vision' and priorities for CBCity in 2028
- Stage 3 – Strategies and Solutions – through stakeholder workshops, Council was able to frame the Vision, directions, and key transformations for the City

While Council undertook an engagement program that was especially tailored to its distinct community, the approach is completely transferrable and applicable to other organisations that hope to unify through engagement.

The engagement, including the extended public exhibition, involved:

- 5,400 information flyers
- Online forum
- More than 8,674 conversations at a variety of locations across the City.
- 1,620 surveys
- 4,734 views of our CSP video
- 114 residents attended visioning workshops
- 15 locals represented their City on the People's Panel

- Nearly 200 representatives of key business, community, sport and recreation and government groups attended stakeholder forums.
- Discussions with elected members; and
- Meetings through the Integrated Planning Advisory Group.

The results of this engagement directly contributed to the Vision, direction and priorities of the Plan.

At the heart of CBCity 2028 is the **Vision**:

***“Canterbury-Bankstown is thriving, dynamic, real!”***

This short phrase translates the thoughts and feelings conveyed throughout the engagement process. Essentially people are proud of their City and of who and what they are. They love its central location, its restaurants, diverse cultures, and parks.

They want any change between now and 2028 to be managed well, so that:

- Transport is improved;
- The ‘village feel’ is maintained;
- We take advantage of opportunities to prosper and grow; and
- We continue to celebrate our cultures.

The Vision is supported by **seven Destinations** or key themes to measure outcomes:

1. Safe and Strong;
2. Clean and Green;
3. Prosperous and Innovative;
4. Moving and Integrated;
5. Healthy and Active;
6. Liveable and Distinctive;
7. Leading and Engaged.

The Plan proposes **seven Transformations** or ‘game changers’ which align to a ‘destination’ and denote whether CBCity of 2028 has achieved its goals. They are:

- We are a ‘Child Friendly City’ (Safe and Strong);
- A large scale solar farm is constructed (Clean and Green);
- A network of Smart infrastructure is constructed across the City (Prosperous and Innovative);
- The Bankstown transport hub and underground station connects movement for health, education and employment to Sydney’s three cities (Moving and Integrated);
- Canterbury and Bankstown- Lidcombe Hospitals are transformed into state of the art facilities (Healthy and Active);
- Our town centres are transformed through the Complete Streets approach (Liveable and Distinctive);
- A collaboration is formed where local and state services are delivered through a single lens (Leading and Engaged);

The Plan is further supported by pathways (strategies) and identifies those organisations or key-stakeholders operating in, or for, the City who can influence, facilitate or deliver the Plan.

Though Council plays a major role in realising this Plan, there are many other players involved in delivering the outcomes required in this Plan. It falls upon Council to:

- Report on the progress of the plan;
- Ensure that it is integrated; and
- Ensure that those who implement the plan understand their role and responsibilities in delivering results.

## **EXHIBITION**

Council's engagement to prepare CBCity 2028 was extensive and needed to be similarly supported during exhibition to 'close the loop' for the community and key stakeholders and, to ensure that the information received had been properly interpreted and reflected in the Plan.

During the exhibition period there was a total of 845 visits to Council's Have Your Say page with a maximum of 57 visitors per day. There was a total of 82 downloads of the Plan and survey participants were from 22 different suburbs.

The online submission was made available for the community, to enable Council to gauge feedback on the draft CBCity 2028 and evaluate whether Council has written the draft in reflection to community needs. There was a total of 312 online submissions made in person and via online Have Your Say. 86.2% of respondents were confident that the vision of 'thriving, dynamic and real' adequately captured the City's future.

A further 26 engagement activities were held across 11 suburbs in our 5 wards and resulted in 1,024 conversations with residents and 2,400 flyers distributed community members.

Key themes from these engagement activities centred on the following topics:

- Recognition of the need to increase the focus on arts and culture in Canterbury-Bankstown;
- Concern with increasing development and population growth;
- Support for increased open and green spaces;
- Additional parking, public transport and upgrades to the roads network;
- The diversity of the city in terms of age and cultures contributes to a great city; and
- Ongoing need for community facilities.

Exhibition also included:

- Notices published twice in the local papers;
- Translations in locally distributed Arabic, Vietnamese and Chinese newspapers;
- Available on Council's website;
- A business forum;
- Advice to Local Members;
- Councillor briefings;
- Email from the General Manager to all staff.

A series of one-on-one meetings were also held with agencies who will contribute to the delivery of the plan to obtain support and endorsement.

Community feedback through the exhibition period enabled the finalisation of the aforementioned City Transformations with almost 85% of respondents agreeing with those that had initially been proposed.

## **SUBMISSIONS**

### *External Submissions*

Eleven submissions were received as a result of the exhibition. They were from government agencies, community organisations, a business forum and a number of residents. Their comments are summarised below and detailed more fully in Attachment B.

#### **Safe and Strong Destination**

- Support for a child friendly City
- Support for accessible, inclusive and supportive communities

#### **Clean and Green Destination**

- Address climate change
- Reduce river pollution and improve water quality
- Become more resilient

#### **Prosperous and Innovative Destination**

- Support for more arts, culture, festivals and events
- Grow local employment growth, support small business

#### **Moving and Integrated Destination**

- Support for active transport, improved public transport, less congestion, improved streetscapes
- Opposition to Metro particularly demolition of Hurlstone Park railway station
- Support for streetscape upgrades to promote walking and cycling particularly in Lakemba, Greenacre, Punchbowl, and Wiley Park.

#### **Healthy and Active Destination**

- Improve parks, sporting and recreation facilities
- Increase access to low cost recreation opportunities and female participation in sport
- Support for healthy lifestyle programs and in particular lowering obesity in children
- Increase open and green space, and the tree canopy, particularly in higher density areas

#### **Liveable and Distinctive Destination**

- Services and infrastructure should keep pace with growth
- Heritage should be protected, particularly Hurlstone Park
- Housing should be affordable, with less density and overcrowding. In particular opposing proposals for Canterbury Racecourse
- Higher density is good for the City but needs to be supported with a strengthened economy and improved infrastructure

### **Leading and Engaged Destination**

- Acknowledgement that all levels of government will need to work together to deliver the Plan
- Information should be more accessible, particularly on-line
- Indicators should be strengthened
- Praise for a holistic document and the effort to include community views
- Support for partnership approach
- Support for the structure of the document, easy to read structure and particularly for transformation projects

### **CHANGES AS A RESULT OF EXHIBITION**

As a result of submissions received, meetings with key stakeholders and internal review, the following changes were made:

- Seven transformations finalised;
- New Pathway for Healthy and Active – *Promote healthy eating and active lifestyles*;
- Success indicators were revised and strengthened;
- The narrative approach to the document was enhanced with a new story about the Vision – Thriving, Dynamic, Real.

All submitters will receive a response from Council.

There were a number of administrative/textural changes made to the content and formatting, resulting from external submissions and further internal review during the exhibition period and to ensure content and language is consistent. These did not result in substantive or significant changes and do not impact the Plan except where mentioned in this report. Some suggestions related more appropriately to Council's Delivery Program and Operational Plan rather than the City's Community Strategic Plan.

### **RECOGNITION**

Work to prepare CBCity 2028 has been recognised as follows:

"We support the plan's focus on long term economic and employment growth as well as its emphasis on culture and creativity"

**David Borger, Sydney Business Chamber, Western Sydney Director**

"This Community Strategic Plan sets direction for the City of Canterbury-Bankstown to play a strong role in ensuring metropolitan Sydney is connected, inclusive and resilient."

**Resilient Sydney**

"The plan points the way forward for a labour market transformation. Improved access to quality higher education is critical in realising this transformation at the local level. Western Sydney University is working very closely with the City to maximise the employment, economic and social uplift a new 'downtown' campus makes possible."

**Andy Marks, Assistant Vice Chancellor, Western Sydney University**



“We applaud that CBCity 2028 has a major health and wellbeing focus and values the community’s opinions and needs... evident in the Seven Destinations”

**Sydney Local Health District**

“CBCity 2028 is a path to deliver Canterbury- Bankstown as ‘Your Ideal Business Destination”

**South West Bankstown Chamber of Commerce**

CBCity 2028:

- Was a finalist in the 2018 Local Government Excellence Awards for Excellence in Partnership and Collaboration;
- Is being considered for an IAP2 Australia award which recognise outstanding projects are at the forefront of public participation and community engagement; and
- Was noted by the Cities Leadership Institute who stated that the seven Destination approach “*will contribute to the overall liveability of the City, a vital component of any community*’.

## **CONCLUSION**

CBCity 2028 is a statement setting the vision and direction for Canterbury-Bankstown over the next ten years. The finalisation of this document was shaped by our community and key stakeholders and reflects their views. Importantly its implementation will provide:

- A document to underpin all we do at Council, ensuring that successive terms work towards agreed outcomes, setting funding priorities and shaping internal policy;
- A link to other plans of NSW and Australian Government eg Greater Sydney Regional Plan;
- A focus to capitalise on the City’s status as a Strategic Centre and major health and education precinct;
- A base on which to prepare Council’s integrated planning suite – four year Delivery Program, annual Operational Plan and supporting resourcing strategies; and as
- A catalyst for collaboration, advocacy and future funding.



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## Governance and Administration Matters - 26 June 2018

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### **ITEM 7.2                      Adoption of Delivery Program 2018-21, Operational Plan 2018-19 (including the 2018-19 Budget and the 2018-19 Schedule of Fees and Charges) and Resourcing Strategies for Assets, Finance and Workforce.**

**AUTHOR                      City Future**

### **PURPOSE AND BACKGROUND**

This report presents the 2018-21 Canterbury-Bankstown Council Delivery Program and 2018-19 Operational Plan including the 2018-19 Budget (and accompanying financial statements), and the 2018-19 Schedule of Fees and Charges, for adoption following public exhibition as required by the Local Government Act 1993.

- The Delivery Program outlines our commitment and our contribution towards the Vision for the City to be ‘Thriving, Dynamic, Real’. It sets out the principal services Council will undertake, service commitments, priorities and measures for the next three years; and
- The Operational Plan provides one year detail outlining the financial resources to be allocated and the projects to be completed during the 2018-19 financial year. It includes a breakdown of Council’s operating budgets and planned expenditure, as well as other financial information, and Council’s Revenue Policy, Pricing Policy and Schedule of Fees and Charges.

Separately, this report presents the associated Resourcing Strategies required by the legislation, detailing how Council will provide for asset, financial and workforce management to deliver these plans.

All documents are guided by the Community Strategic Plan - CBCity 2028, and will fulfil requirements for Council’s Integrated Planning Framework suite.

### **ISSUE**

These plans represent the first Delivery Program and Operational Plan of the new Council, and the first plans since amalgamation to be linked to a 10-year Community Strategic Plan based comprehensive, city-wide engagement.

This report will adopt the plans and resourcing strategies to commence on 1 July 2018.

### **RECOMMENDATION    That -**

1. In accordance with sections 402 to 406 of the Local Government Act 1993, Council adopt the Integrated Planning Suite which includes:
  - Council’s Delivery Program 2018-21

- Operational Plan 2018-19 including 2018-19 Budget, 2018-19 Capital Expenditure Program, Council's Revenue and Pricing Policies and 2018-19 Schedule of Fees and Charges
  - Resourcing Strategy (10 year Asset Management Strategy incorporating the Asset Management Policy, Financial Management Strategy incorporating the 10 year Long Term Financial Plan and 3 year Workforce Strategy)
2. Those members of the community that have provided formal submissions be thanked and advised of Council's responses in this report.
  3. Rating & Annual Charges – Former Bankstown Council

### 3.1 Rating

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

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

#### 3.1.1 Bankstown Town Centre Special Rate

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

### 3.2 Domestic Waste Management Service Charges

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

Type of Charge	Short Name	Annual Charge
An Annual Domestic Waste Management Service charge per service for each parcel of Rateable Residential land for which a service is available.	Domestic – Waste Management	\$520.00

Each additional service in respect of single dwelling premises.	Domestic Waste Extra Service	\$270.00
Each additional service in respect of multi residential units.	Domestic Waste Extra Strata Service	\$162.00
Each additional service in respect of recycling.	Extra Recycling Service	\$82.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$134.00
Rateable Vacant Land	Domestic Waste Vacant Land	\$140.00

### 3.3 Stormwater Management Service Charges

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

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

#### 3.3.1 Name of the Charge

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

#### 3.3.2 Mixed Developments

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

#### 3.3.3 Bankstown Airport

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

### 3.3.4 Exemptions

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

### 3.4 Interest Rate on Overdue Rates & Charges

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

## 4. Rating & Annual Charges – Former Canterbury Council

### 4.1 Rating

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

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

### 4.2 Domestic Waste Management Service Charges

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

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

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

### 4.3 Stormwater Management Service Charges

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

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

#### 4.3.1 Name of the Charge

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

#### 4.3.2 Mixed Developments

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

#### **4.3.4 Exemptions**

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

#### **5. Interest Rate on Overdue Rates & Charges**

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

### **ATTACHMENTS**

[Click here for attachments](#)

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- A. 2018-2021 Delivery Program
- B. 2018-2019 Operational Plan
- C. Financial Management Strategy - Incorporating Council's Long Term Financial Plan 2018-2028
- D. Asset Management Strategy 2018-2021
- E. Workforce Strategy 2018 - 2021



## **POLICY IMPACT**

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The Delivery Program, Operational Plan and associated Resourcing Strategies have been prepared in accordance with the Local Government Integrated Planning and Reporting Framework. Our integrated planning suite ensures sufficient attention is given to strategic decision-making at the local level. It details future direction, significant initiatives and projected budgets to guide progress and measure performance. Each annual operational plan is a further step towards achieving the goals outlined in our long term plans.

## **FINANCIAL IMPACT**

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Whilst the proposed recommendation will provide the necessary funding required to manage Council's ongoing operational and capital works requirements for the 2018/19 financial year, it also endorses the setting of regulatory elements such as determining the relevant rates for each Rating Category, Annual Levies and fees & charges.

Council's budget has been prepared in accordance with all known and/or expected forecasts, decision and/or policies of Council, and will be assessed on a quarterly basis throughout the financial year, as required.

## **COMMUNITY IMPACT**

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The Delivery Program 2018-21 outlines how Council will work throughout the rest of its electoral term to achieve the community goals and priorities laid out in CBCity 2028. The draft Operational Plan details the projects, activities and finances to implement in 2018-19 to ensure that the Delivery Program is on track. These pivotal integrated planning documents ensure that Council continues to focus the priorities identified by the community and that resources are properly allocated to address them.

## **DETAILED INFORMATION**

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### **BACKGROUND**

Under the Local Government Act, councils are required to develop a hierarchy of plans known as the Integrated Planning and Reporting (IPR) Framework. This Framework requires councils to draw their various plans together and to understand how they interact.

IPR opens the way for councils and their communities to have important conversations about funding priorities, service levels, preserving local identity, and planning in partnership with other agencies, businesses and residents for a better future.

The Delivery Program forms an important part of the IPR suite as it describes Council's response to the 10-year strategic plan for the City (CBCity 2028) and drives the Operational Plan and Budget process for the next three years.

Supporting the Delivery Program is an annual Operational Plan which details the individual projects and activities that will be undertaken each year between 2018 and 2021 to implement the Delivery Program. The Operational Plan expands on the Delivery Program by identifying the specific services and projects Council will provide during the relevant financial year and the money that it will raise and spend to undertake that work.

The Resourcing Strategy outlines long-term priorities and goals for assets, finance and our workforce – the key elements for resourcing our operations. It is intended in future years to expand the Resourcing Strategy beyond legislative requirements to include areas of Information Technology (IT), Communications, Risk and Governance but, at present, the Resourcing Strategy before Council covers the requirements for asset management, long term financial planning and workforce strategies. Council's focus over the next 12 months will be to consider the Resourcing Strategies and scenarios with Councillors to both assess and determine, through a series of workshops, the direction in terms of its strategies.

### **DELIVERY PROGRAM AND OPERATIONAL PLAN**

The Delivery Program 2018-21 outlines Council priorities for the next three years, provides for \$183 million in capital works, and responds to issues including:

- being future focussed and Smart, pursuing opportunities for investment and creativity;
- protecting and conserving our environment, and in particular reducing litter and illegal dumping;
- becoming a more healthy, safe and active City;
- being a City that is easy to move around in for cyclists, pedestrians, public transport and cars; providing more options for people to get where they are going;
- having well-designed attractive centres which preserve the identity and character of local villages;
- being caring and inclusive, celebrating our identity and showing that we are proud of who we are, and
- being a leading Council, governing responsibly and openly, listening to the community and speaking for them to achieve better outcomes for the City.

The Operational Plan expands on the priorities in the Delivery Program by identifying the specific services and projects Council will provide over the next financial year. During 2018-19, Council will expend over \$316 million on essential services and almost \$90 million on improving assets. This includes \$34 million for roads and transport; \$14 million for parks and recreation; \$11 million for community buildings; almost \$3 million for environmental works and \$7.3 million for upgrades to town centres.

The documents have been aligned to the 'seven destination' structure of CBCity 2028, the 10 year community strategic plan for the entire City. This will ensure that the plans continue to support the goal and aspirations of CBCity 2028 and will facilitate monitoring and reporting progress to Council and the community.

## EXHIBITION

Council considered the draft Delivery Program and Operational Plan at its meeting held on 24 April 2018 and gave approval for public exhibition. A number of strategies were used to ensure that the exhibition achieved good coverage of the City including:

- Notices published twice in the local papers;
- Translations in locally distributed Arabic, Vietnamese and Chinese newspapers;
- All documents available on the Council's website;
- Displays set up in the Customer Service Centre, and in all Council libraries;
- Local Members advised;
- On-line community forum (blog) website at [www.haveyoursaybankstown.com.au](http://www.haveyoursaybankstown.com.au);
- and
- Email from the General Manager to all staff.

Around 360 people accessed the online forum and of those, 171 downloaded the Operational Plan, 98 downloaded the Delivery Program and 55 people downloaded the Council's Report. The results indicate 'informed visitor' status for 166 visitors which indicates a very good take up of these important documents.

## External Submissions

The matters raised in the four formal submissions received as a result of the exhibition are summarised below..

### Submission 1

From:	Local resident
Comment:	<ul style="list-style-type: none"><li>- Conservation of environment and stormwater harvesting</li><li>- Maintaining local village character of neighbourhoods</li><li>- Tougher regulations for new medium and high density developments</li><li>- Increase funding for libraries and more reading spaces that integrate with outdoor spaces</li><li>- Support for an inclusive Cultural Plan eg arts &amp; technology festival such as Vivid</li></ul>

Recommendation: Many of the strategies and priorities in the Delivery Program and Operational Plan support the environment including establishing a solar farm in the City. Preparation of an economic strategy and cultural plan are likely to consider a night time economy and 'destination' type festivals.

The development of a new LEP and DCP for the City will provide for improved design and sustainability outcomes.

#### Submission 2

From: Local Resident

Comments: Request for removal of spectator fees for parents accompanying children to Learn to Swim lessons only due to financial impost for families

Recommendation: Council has been proactively engaging with users of its Leisure and Aquatic Centres with a view to revising spectator fees for parents/carers. Amendments have subsequently been made to the 2018-19 Fees and Charges explanatory notes as well as the Swim School Enrolment Terms and Conditions to permit free entry for 2 parents/carers accompanying a swim school participant as spectators. For full details please refer to the explanatory notes supplementing the 2018-19 Fees & Charges.

#### Submission 3

From: Save Our Councils Coalition

Comment: Requesting more detail on the 2018-19 Budget and its comparison with the NSW Government Merger Proposal for Canterbury Bankstown Council.

Recommendation: The Merger Proposal was a document prepared by the NSW Government with no contribution to it by the former Councils. The basis of the Merger Proposal generating savings were largely based on cuts to back office services and associated processes.

Since amalgamation, Council's focus in managing its operations has been to ensure no disruption to services and protecting its staff. Separately, Council has had to develop its budget in the context of escalating non-discretionary costs and reduction in grant funding whilst continuing to deliver services to the community. Council has separately responded to the submitter directly on these matters.

#### Submission 4

From: Aquaphys

Comments: Request for reconsideration of Leisure and Aquatic Centre fees in relation to the multi-visit pass.

Recommendation: Council has reviewed the proposed fees and charges and made some minor adjustments. While Council currently subsidises the cost of entry for Squad/Swim Club members, there are no plans to subsidise other

businesses operating from Council's Leisure and Aquatic Centres. Other matters were raised in the submission which relate to a Tender process currently underway.

## Internal Review

There were a number of administrative/text changes made to the content and formatting, resulting from further internal review during the exhibition period and to ensure content and language is consistent. These do not result in substantive or significant changes and do not impact on the 2018-19 year, except where mentioned in this report.

Throughout the exhibition period, Council's 2018-19 budget has also been adjusted to reflect items not known at the time of preparing the Draft Budget. These items include:

- The inclusion of \$2.5M for capital projects which were deferred due to timing issues as a part of Council's March Quarterly Budget Revision ;
- Grants income of \$1.4M not known at time of preparing the 2018-19 budget; and
- Implementation of Smart Cities program cost of \$0.5M.

In addition, Council has also introduced a new fee/charge for the 2018-19 financial year, being a compliance levy in accordance with section 4.64(1) of the EP&A Act. This fee will apply once the regulation is gazetted and will specifically be applied to allow Council to effectively respond to and ensure orderly development throughout the city.

Minor amendments to Council's fees and charges are listed below. These amendments have been made to reflect new adjustments and corrections to the fees and charges for GST and to provide a range of more flexible/affordable fees to access Council's facilities.

Fee or Charge	Exhibited Fee (excl. GST) \$	Revised/New Fee (excl. GST) \$
<b>HALL HIRE / MISCELLANEOUS CHARGES-HALL HIRE</b>		
Hall Hire Bond – Community	205.00	200.00
Hall Hire Bond – Other	511.50	500.00
<b>EVENTS / EVENTS TOUR TICKETS</b>		
Events Tour Tickets	-	10.00 to 40.00
<b>LEISURE AND AQUATICS / MULTIPLE ENTRY PASS</b>		
1 Month – Family Membership – Concession – Swimming Only	-	125.91
1 Month – Family Membership – Swimming Only	-	184.00
1 Month Membership – Child/Student – Swimming Only	65.50	59.55
1 Month Membership – Concession – Swimming Only	50.60	46.00
1 Month Membership – Individual – Swimming Only	73.60	66.91
Adult Fifty (50) Visit Pass (Swimming Only, Valid for all pools)	259.27	222.73
Child/Student Fifty (50) Visit pass (Swimming Only, Valid for all pools)	200.73	183.27
Adult Twenty (20) Visit Pass (Swimming Only, Valid for all pools)	101.45	95.45
Child/Student Twenty (20) Visit Pass (Swimming Only, Valid for all pools)	78.55	74.91
12 Month Membership Concession – Swimming Only	446.82	409.09
12 Month Membership Family – Swimming Only	1,787.27	1,681.82
12 Month Membership Family Concession – Swimming Only	1,223.64	1,136.36
1 Month Gold Adult	-	181.82
1 Month Adult	-	149.09
1 Month Concession	-	120.00
1 month Gold Concession	-	145.45
6 Month Adult	-	514.55
6 Month Concession	-	413.64
6 Month Gold Concession	-	511.82

LEISURE AND AQUATICS / PROGRAMS		
Personal Training – Fitness Members -Child Play Supervision – 10 Visit Pass – Per Child (Fitness Members)	-	18.18
Loyalty 12 Month Memberships (must have had continuous membership for a minimum of three years) 15% Off upfront 12 month price	-	Calculate
(viii) B Category	-	18.18
(viii) C Category	-	14.32
(viii) D Category	-	8.64
DEVELOPMENT APPLICATION – COMPLIANCE AND ENFORCEMENT LEVY		
Compliance Levy - refer Section 4.64(1) of the Environmental Planning and Assessment Act 1979	-	To be based on regulation once gazetted

## RESOURCING STRATEGY

As legislatively required, the Resourcing Strategy outlines long-term priorities and goals for assets, finance and our workforce – the key elements for resourcing our operations. As discussed in this report, Council intends to expand its Resourcing Strategy beyond the legislative requirements to include areas of Information Technology (IT), Communications, Risk and Governance. Information on the Resourcing Strategy before Council is outlined below.

### Financial Management Strategy (FMS) and Long Term Financial Plan (LTFP)

As has been discussed with Council in the past, Council's current financial position and performance is considered sound and stable. That said, Council's long term financial plan forecasts a number of financial challenges, particularly in adequately funding Council's required asset maintenance and backlog requirements.

In the main, Council's LTFP largely confirms/indicates:

- the former Council's assessment suggesting the need for financial reform in order to remain Fit for the Future;
- identifies some of the financial pressures Council will continue to face, in terms of escalating non-discretionary costs, cost-shifting and reduction in government grants, particularly allocations made to Council under the Financial Assistance Grant program;
- Council's approach to managing growth, throughout the local government area, particularly from a financial perspective;
- added funding required to meet Council's ongoing asset maintenance, asset renewal and backlog estimates; and
- generate additional funding for new initiatives and/or increased service levels across operations.

Council's focus over the coming twelve months will be to consider options and scenarios to establishing a financial path that ensures we remain financially sustainable. The options and scenarios will be key considerations that Councillors will both assess and determine through a series of detailed workshops, which will establish the financial path for our City.

For the purposes of providing a general basis to understanding how Council may approach the matter, Council's LTFP outlines three potential financial modelling scenarios, which assist in explaining what Council's financial performance and position could potentially look like over a ten year period.

### **Asset Management Strategy – 10 years**

Council has one of the most advanced and well-populated asset management systems in NSW Local Government to manage its \$4B asset base of roads, buildings, parks, drainage and other community assets.

Our asset management processes and documentation are well regarded and we have very good information about the status of our assets and their funding requirements. This includes the consolidation and mapping of Council's asset base into a single asset management system and a revaluation of all assets post amalgamation.

In relation to these existing assets, there are three issues.

1. The cost of maintenance and renewal is going up.
2. There is a gap between the funding available for ongoing maintenance and renewal of our assets and what should be spent to keep the assets in reasonable condition
3. Some assets are beyond maintenance and need to be replaced.

The Asset Management Strategy is a 10 year plan to address both the Renewal Gap and to clear the Asset Backlog in a reasonable timeframe. It contains a funding strategy to 2028 which has been aligned with the Long Term Financial Plan and provides for all Council assets to have a current Asset Management Plan detailing the whole lifecycle of the asset including responsibilities and accountabilities for the delivery, routine maintenance, partial capital renewal and (as required) the disposal or renewal of the asset.

### **Workforce Strategy - 3 years**

Council employs in excess of 1,400 staff across a wide variety of disciplines and professions and is committed to effective workforce planning to ensure it has the right people in the right jobs, in the right place at the right time.

In order to achieve this, Council needs a sustainable, agile and connected workforce that is able to anticipate and respond to change. The actions and strategies included in the Workforce Strategy will strengthen Council's internal capability, build a positive and productive workplace culture and place Council in a better position to respond to future labour market needs and trends.

The Strategy contains four key objectives to ensure Council is prepared for immediate and long term workforce demands.

1. Attract, engage and retain people that reflect our values
2. Empower our workforce to be safe, diverse, and inclusive
3. Evolve our workforce by planning for sustainability and growth
4. Build leaders who are innovative, responsive and forward thinking

## **CONCLUSION**

Council's goal is to provide residents with high quality facilities and services and position the City to best capture future opportunities. Our integrated planning suite ensures sufficient attention is given to strategic decision-making at the local level. It details future direction, significant initiatives and projected budgets to guide progress and measure performance. Each annual operational plan is a further step towards achieving the goals outlined in our long term plans.



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## Governance and Administration Matters - 26 June 2018

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### **ITEM 7.3                      Stronger Communities Fund - Quarterly Progress Report**

**AUTHOR                      City Future**

#### **PURPOSE AND BACKGROUND**

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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**

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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 December 2017 to February 2018.

#### **RECOMMENDATION**

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

#### **ATTACHMENTS**

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Nil

## **POLICY IMPACT**

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

## **FINANCIAL IMPACT**

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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**

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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

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### Community Grants Program

Following the guidelines issued by the DPC, and a community workshop and application process, a list of applications recommended for funding went to the December 2016 Council meeting for endorsement. 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
<b>Bankstown Women's Health</b> Women's Initiative Network Project	<ul style="list-style-type: none"><li>• Women's Training and Capacity Building activities included consultation and data collection of needs analysis conducted prior to the program design.</li><li>• A Women's Wellbeing Health Expo was held at Riverwood Community Centre specifically designed for women's health needs.</li><li>• Assertiveness Workshops were delivered at BWHC workshops room for women across the LGA</li><li>• Development of a cyber safety training package for specifically designed for women.</li><li>• Mentoring Camp was held at Stanwell Tops with participants chosen from 2 different high schools in the Canterbury Bankstown LGA. 5 students from Wiley Park High and 8 from Bankstown Girls were invited to attend the camp. 13 Young Women were identified as Leaders.</li></ul>
<b>Canterbury Earlwood Caring Association</b>	<ul style="list-style-type: none"><li>• Development of a mural following 11 community workshops conducted by a community artist and attended by dozens of local residents, community members who attended.</li><li>• The resulting intergenerational multicultural community artwork was launched on 4 November 2017 and has brightened up the centre.</li></ul>
<b>Mission Australia</b> Get Connected – School Programs	<ul style="list-style-type: none"><li>• Provided case management, counselling, educational workshops, life skills activities, information and referrals to students as required.</li><li>• Workshops were run for 8 to 10 weeks during each school term for the period of one year.</li><li>• Workshops have been modified according to the school requirements and/or students' needs. Topics covered include self-awareness and responsibility; personal mental health care and interpersonal relationships; critical thinking and problem solving and life planning, employment and goal setting.</li></ul>

<b>Vietnamese Community in Australia</b> VCA Computers Friendship and Community	<ul style="list-style-type: none"> <li>• Purchase of necessary computer equipment for classes.</li> <li>• The computer classes have been operating weekly since 13 October 2017 with 12 participants in each class.</li> <li>• The classes are taught in Vietnamese and targeted towards older Australian Vietnamese people with little English and technological experience.</li> <li>• When classes are not in operation the equipment is available as part of the community facilities at the Bankstown office.</li> </ul>
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### Major Projects Program - Stage 1

In December 2016, Council adopted and endorsed the support of four high priority projects and associated funding under the Major Projects Program. These projects have continued to progress in 2017-18 and are reflected in the City of Canterbury Bankstown Operational Plan 2017-18. The funding for the four projects totalled \$3.6 million and included:

Project	Progress
Regional Sports Framework – Multipurpose synthetic surface at Jensen Park	Council approved the preferred contractor at April 2018 meeting. Works have commenced on site and are approx. 10% complete. Project due for completion in November 2018.
All Abilities Playground – Bankstown City Gardens Stage 2	Construction commenced in February 2018. Work is currently at 60% completion with final expected by September 2018.
Regional Cycleway Connection – Canterbury Road Underpass	Detail design is in progress and 60% 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	Master planning process commenced May 2018.

### Major Projects Program – Stage 2

Stage 2 projects under the Major Projects Program were endorsed by Council at the March 2018 meeting with funding allocated the following projects:

Project	Progress
Changing Places portable facility for community events	This project has been listed in Council's 2018/19 Operational Plan for delivery.
Community Engagement vehicle	This project has been listed in Council's 2018/19 Operational Plan for delivery.
Cooks River interactive litter capture device	This project has been listed in Council's 2018/19 Operational Plan for delivery.
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.
Smart Cities, kick start of the City's journey	Council has adopted a road map to help guide future actions.
Solar Microgrid	This project has been listed in Council's 2018/19 Operational Plan for delivery.



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## Governance and Administration Matters - 26 June 2018

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### ITEM 7.4                      Local Government Remuneration Tribunal - Determination of Mayor and Councillor Fees 2018/2019

**AUTHOR**                      Corporate

#### **PURPOSE AND BACKGROUND**

Pursuant to Section 241 of the Local Government Act 1993, the NSW Local Government Remuneration Tribunal determines on an annual basis the amount of fees to be paid to mayors and councillors in each category of councils.

#### **ISSUE**

To advise Council of the determination by the NSW Local Government Remuneration Tribunal for Mayor and Councillor fees for the financial year 2018/19.

#### **RECOMMENDATION** - That

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

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

- A. LGRT - Annual Report and Determination 17 April 2018

## **POLICY IMPACT**

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The annual review and determination of mayor and councillor fees by the Tribunal are regulatory requirements as set by the Local Government Act. Under Section 248 and 249 of the Local Government Act 1993, Councils may fix the annual fees in accordance with the appropriate determination of the Tribunal, or otherwise the minimum fee will apply.

## **FINANCIAL IMPACT**

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Necessary funds for the increase in fees will be met from Council's 2018/19 budget.

## **COMMUNITY IMPACT**

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There is no community impact.



## DETAILED INFORMATION

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On 17 April 2018 in accordance with the Local Government Act the NSW Local Government Remuneration Tribunal determined the council categories and Mayor and Councillor fees for the financial year 2018/19.

In recognition of their time and effort in fulfilling the broad and complex level of statutory and strategic responsibilities, the Tribunal determined that the fees payable to Mayors and Councillors in NSW for the year 2018/19 should be increased by 2.5% which is consistent with the Consumer Price Index and Wage Price Index.

The determination was gazetted in the NSW Government Gazette on 27 April 2018, and will be effective on and from 1 July 2018.

A copy of the Tribunal's determination is attached (**Attachment A**).

As part of the 2017 Canterbury Bankstown Mayoral election process, Council agreed that 20% of the Mayor's additional fees be allocated to the Deputy Mayor. The current fees will be adjusted to reflect Council's determination.



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## Governance and Administration Matters - 26 June 2018

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### ITEM 7.5                      Road Renaming - Section of Chapel Street, Lakemba

**AUTHOR**                      Corporate

#### **PURPOSE AND BACKGROUND**

In accordance with Council's Naming Policy, it is proposed to rename a section of Chapel Street that stretches between Lakemba and Belmore.

The proposal to change the name is largely attributable to:

- Ongoing urban infill along the current road has resulted in the creation of a convoluted house numbering series, causing complexity for property owners, residents, Australia Post and emergency services;
- The likely situation of a number of properties that will be developed and further compound the numbering concerns along the street;
- Council has received numerous requests from concerned residents regarding the current numbering issue; and
- The current numbering series does not conform with the Geographical Names Board of NSW's (GNB) naming convention.

Given the issue, it is proposed that a section of Chapel Street (being approximately 230 metres in length) be re-named to alleviate the issues raised above.

#### **ISSUE**

For the reasons noted above, it is proposed that a section of Chapel Street (the section of Chapel Street from Chalmers Street roundabout to the T-intersection of Chapel Street and Leylands Parade), be renamed in accordance with Council's Naming Policy and GNB's Guidelines.

Based on available historical data, Council has identified two suggested naming options for the stretch of road, being:

- Mansfield Street - based on the 60 acre land grant to Thomas Mansfield on 1 January 1810; or
- Pithers Street - based on the 100 acre land grant to William Pithers on 20 June 1823.

Whilst both options are noteworthy, Council suggests that of the two options, Pithers Street be considered, for the following reasons:

- William Pithers was the original grantee of 100 acres on which the land/road is situated. This land was granted in 1823 by Governor Brisbane;
- The Pithers family lived in the area for several generations and descendants of William Pithers were some of the first buried in our two local cemeteries: Moorefields Cemetery, Kingsgrove, and Saint Saviour's Cemetery, Punchbowl; and
- Most of the properties, which form part of the renaming proposal are within the original William Pithers land grant.

Council also intends to consult with its ATSIC Advisory Reference Group to provide/suggest any suitable naming options. Indeed, Council may also provide alternate options at this stage for consideration in progressing the matter.

Councillors should note that their decision on the matter at this stage is in principle only and that the matter will need to follow a regulated re-naming process, prior to a final decision being made.

Naturally the community will also have an opportunity to provide alternate options for Council's consideration as part of the ongoing process.

Given this and subject to its consideration, it is recommended that at this stage of the process, and in principle, Council proceed to re-name the section of Chapel Street, Lakemba to Pithers Street.

## **RECOMMENDATION** - That

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

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

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- A. Map of Proposed Street Section Rename - Chapel Street, Lakemba

## **POLICY IMPACT**

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The proposal to rename Chapel Street Lakemba is consistent with Council's adopted Naming Policy and the guidelines provided by the Geographical Names Board.

## **FINANCIAL IMPACT**

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The report has no financial implications.

## **COMMUNITY IMPACT**

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The renaming of this section of Chapel Street, Lakemba will allow consistent property numbering and addressing to improve navigational access for emergency and delivery services. It also provides for the future development needs for the Street.

## DETAILED INFORMATION

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The particular section of Chapel Street, which is the subject of this report, spans from the intersection of Chalmers Street and Chapel Street (roundabout) to the T-intersection of Leylands Parade and Chapel Street.

This section of the street cannot be assigned logical street address numbers because the street numbering is in the opposite direction to the established range of street address numbers.

The ongoing likely development along the existing street could see the numbering expand to a series of property addresses ranging from 1A through to 1Y.

As indicated earlier in the report, there are numerous concerns with continuing on with the current numbering convention.

There are currently seven properties addressed to this section of Chapel Street 1H (a dual occupancy), 1K (which are newly constructed dwellings) and 2B (four strata units) and 2C (single dwelling).

Renaming this street section of Chapel Street at this point in time would cause the least amount of the disruption to service delivery.

Prior to the matter being considered by the Geographical Names Board (GNB), Council will undertake community consultation to ensure community support for the proposal as outlined in Council Community Engagement Policy. Separately, Council will also consult with Council's ATSIC Advisory Reference Group to provide/suggest any alternate/suitable naming options.

The property owners in Streets adjacent to this section of Chapel Street will also be specifically advised of the proposed name change so as to ensure that they have an opportunity to make comment on the matter.

If no objections are raised, Council will proceed with the proposal by seeking the GNB approval for the proposed name. Should the GNB support the proposed name change, the GNB will then proceed to formalise the matter.

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## Governance and Administration Matters - 26 June 2018

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### **ITEM 7.6                      Property Matter: Road Reserve corner Harp Street and Nelson Avenue, Belmore**

**AUTHOR                      Corporate**

#### **PURPOSE AND BACKGROUND**

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In April 2015, the former Canterbury Council resolved to close a portion of road reserve on the corner of Harp Street and Nelson Avenue, Belmore and look to rezone it from Public Recreation RE1 to Medium Density Residential R3.

Subsequently, in August 2015, the former Council resolved to postpone the process, given the significant opposition to the road closure from local residents.

More recently, both residents and MP's have made representations to Council to reconsider the former Council's intention and end the process.

#### **ISSUE**

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In February 2017, Council adopted the Canterbury Open Space Strategy, which will guide the future provision, development and management of all open space across the former City of Canterbury.

Whilst the Strategy is quite comprehensive, one of the findings and/or expectations of the Strategy was that more open space be made available throughout Belmore.

Given the nature of the site and Council's Strategy, there is the potential that the current road reserve could in fact be converted to open space and eventually adjoin the adjacent park, known as Ken Mclean Reserve.

In furthering the idea, Council will need to carry out further investigations, particularly to address the current constraints on the site and how it may be able to deliver on the desired outcome.

That said, and given Council's Strategy, it is proposed that now Council formally rescind the former Council's resolution to close the road reserve near the corner of Harp Street and Nelson Avenue, Belmore.

#### **RECOMMENDATION - That**

---

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

THAT

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

Be, and is hereby, rescinded.

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

## **ATTACHMENTS**

[Click here for attachment](#)

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- A. Aerial Map



## **POLICY IMPACT**

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No policy impact.

## **FINANCIAL IMPACT**

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No financial Impact.

## **COMMUNITY IMPACT**

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Council will continue to preserve the land/space in its current form and investigate the option of converting the road reserve to open space, in due course.



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## Governance and Administration Matters - 26 June 2018

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### ITEM 7.7                      Disclosure of Interest Returns

**AUTHOR**                      Corporate

#### **PURPOSE AND BACKGROUND**

In accordance with Section 449(1) of the Local Government Act 1993 a designated person must complete and lodge with the General Manager, within three months after becoming a designated person, a Disclosure of Interest Return. Further, in accordance with Section 449(5) of the Local Government Act 1993 a councillor or designated person may lodge more than one return in any one year. Further, the General Manager is required to table each return at the next Ordinary Meeting of Council.

#### **ISSUE**

The following Disclosure of Interest Returns are tabled as required by Section 450A (2) (a) & (c) of the Local Government Act 1993:

- Councillor Waud
- Coordinator - Remuneration

#### **RECOMMENDATION**

That the tabling of the Disclosure of Interest Returns be noted.

#### **ATTACHMENTS**

Nil

## **POLICY IMPACT**

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This matter addresses Council requirements under the Local Government Act. In accordance with the Government Information (Public Access) Act 2009 Regulations Pecuniary Interest returns of the Councillors and designated persons are open access information.

## **FINANCIAL IMPACT**

---

There is nil financial impact.

## **COMMUNITY IMPACT**

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There is nil community impact.

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## Governance and Administration Matters - 26 June 2018

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### ITEM 7.8                      Free Public Wi-Fi Services

**AUTHOR**                      Corporate

#### **PURPOSE AND BACKGROUND**

At its recent meeting, Council requested information regarding Wi-Fi coverage throughout the local government area, as well as the need to consider improvements and/or expansion of the service.

In terms of availability, Council offers free Wi-Fi at the following locations :

- All nine Library branches Bankstown, Campsie, Chester Hill, Earlwood, Greenacre, Lakemba, Padstow, Panania and Riverwood;
- In 2014, as part of a greater expansion in digital technology for residents, the former Bankstown Council implemented free public Wi-Fi services in the Bankstown CBD – including, Bankstown City Plaza, Paul Keating Park, Arts Centre and Memorial Oval. In more recent times, free Wi-Fi was installed at the Yagoona Community Centre; and
- The former Canterbury Council also provided free Wi-Fi in key high traffic sites, including Canterbury Pool, Belmore Youth Centre, Lakemba Community Centre and Campsie Customer Service Centre.

The report provides a broad summary of some of the more pertinent issues associated with the service.

#### **ISSUE**

Whilst Council's Detailed Information section of this report provides Councillors with a more comprehensive summary of pertinent issues, Councillors should note the following broader issues with the service:

- Whilst quite contemporary at the time, most of Council's current technology and infrastructure is outdated. The service is quite slow and presents a fairly poor experience for users, particular when compared with more sophisticated and/or well-established systems in other public spaces – airports, shopping centres and restaurants.
- Council's solutions are managed by different vendors, which provide varied service levels, pricing and limits Council to providing a level of consistency across the service;
- Despite the current standard of service, utilisation is still quite high around Council's libraries and Bankstown Plaza, yet quite low in all other locations. Data also suggests that a place-based approach (eg. around libraries) is well utilised rather than being made available more generally along the streets throughout a broader area.

- The total cost to provide the day-to-day running costs of the service is quite high when assessed/compared with the amount of people accessing and/or using our service. In total the service has cost Council around \$0.6M to run over the past five (5) years – this includes infrastructure and/or installation costs.
- Current personal plans offered by telecommunication providers is becoming more affordable, reliable and quite fast, which ultimately leads to less reliance and/or need for free services, particularly if their offering is of a lesser standard.

### **Creating a Smart City**

Councillors will recall recently considering a Mayoral Minute - *Creating a Smart City for the Future*. The essence of the Mayors vision is to develop a shared approach with our community on how innovation and technology underpins the future needs for our City.

An important step to realising our community's expectations is to develop a Smart City Road Map, which will focus on addressing real issues that impact on our community, and importantly ensuring that we invest in appropriate and relevant outcomes for our city.

Inherently, the Road Map will also incorporate Council's approach and/or expectations around providing free access to Wi-Fi and/or similar technology/infrastructure throughout our City. Importantly, it will also determine how Council can obtain better value-for-money in providing a service, which is balanced and/or commensurate with community expectations.

That said, it is proposed that options to expand and/or improve Council's current Wi-Fi service, be considered as part of the broader road map for our city.

### **RECOMMENDATION** That -

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

### **ATTACHMENTS**

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Nil

## **POLICY IMPACT**

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There are no direct policy impacts resulting from this report.

## **FINANCIAL IMPACT**

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The report has no financial implications.

## **COMMUNITY IMPACT**

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Council's Smart City Road Map will look to focus on addressing our community's needs and expectations, of which will include an assessment of providing free Wi-Fi, or the like, throughout our local government area.

## DETAILED INFORMATION

At present, access to free Wi-Fi throughout our local government area is largely restricted to certain major facilities and/or locations. An explanation of some of those areas are provided, as follows.

### Bankstown CBD

Back in 2014, Council implemented a well-balanced, effective Wi-Fi system which meandered throughout the CBD. The following diagram highlights three of the four Bankstown CBD areas and hot spots included in the free Wi-Fi solution. They include Paul Keating Park, Saigon Place and Memorial Oval.





Usage of CBD Wi-Fi is noticeably low when compared to the usage of the Library Wi-Fi services as detailed below. There are a number of examples of sites across Council's current coverage area where the cost per user in addition to the total cost paid is not commensurate with the level of usage. These include:

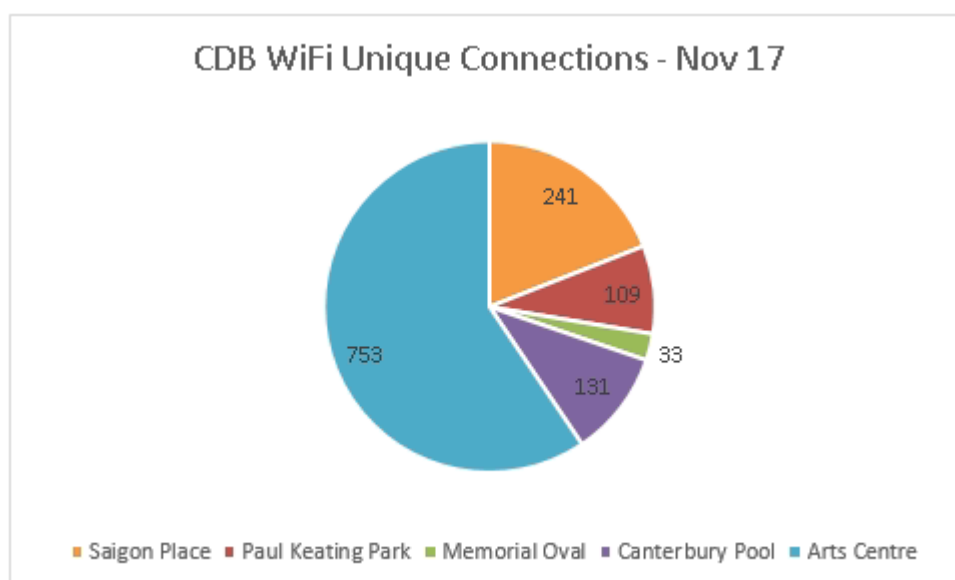
- Memorial Oval (as a result of slow download speeds); and
- Paul Keating Park (as a result of underutilisation, potentially again as a consequence of speed, or as a result of competition from the Library Wi-Fi network, which is higher speed)

Additionally, the free Wi-Fi offered at Saigon Place has comparatively higher utilisation, which is attributed to its location near cafes and restaurants. There is also the likelihood of residents of the units nearby connecting to this Wi-Fi service, thereby increasing the demand experienced.

Connections at the Art Centre are also high, while the data downloaded is low in comparison. Again, we consider this to be a result of traffic volume (the amount of people coming through the facility), as opposed to it offering any real speed or other advantage over our other networks.

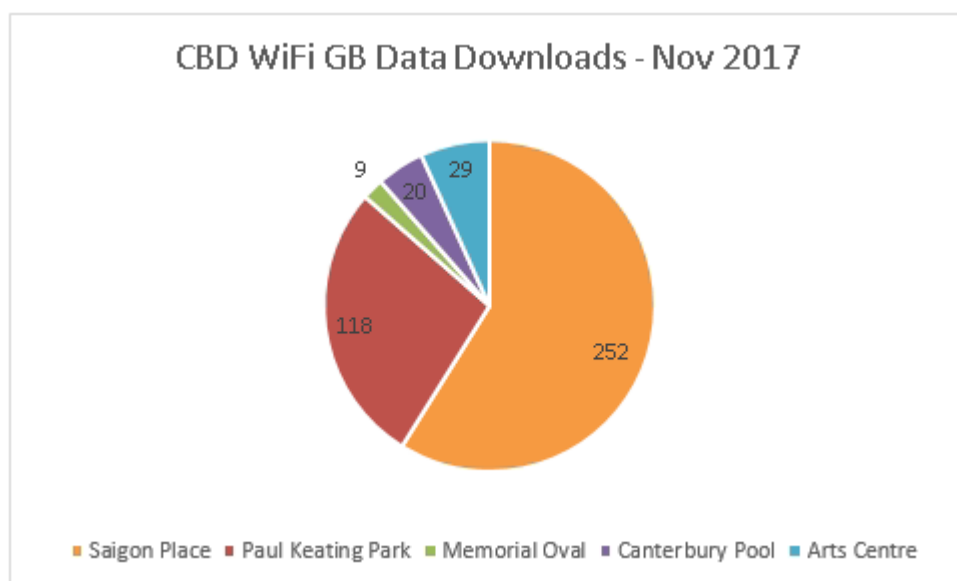
Essentially, Council's data indicates that a place based approach (eg. around libraries) does attract higher usage rather than being made available more generally along the streets throughout a broader area

The following is a representation of the number of Wi-Fi connections in the month of November 2017 at each of the CBD areas.



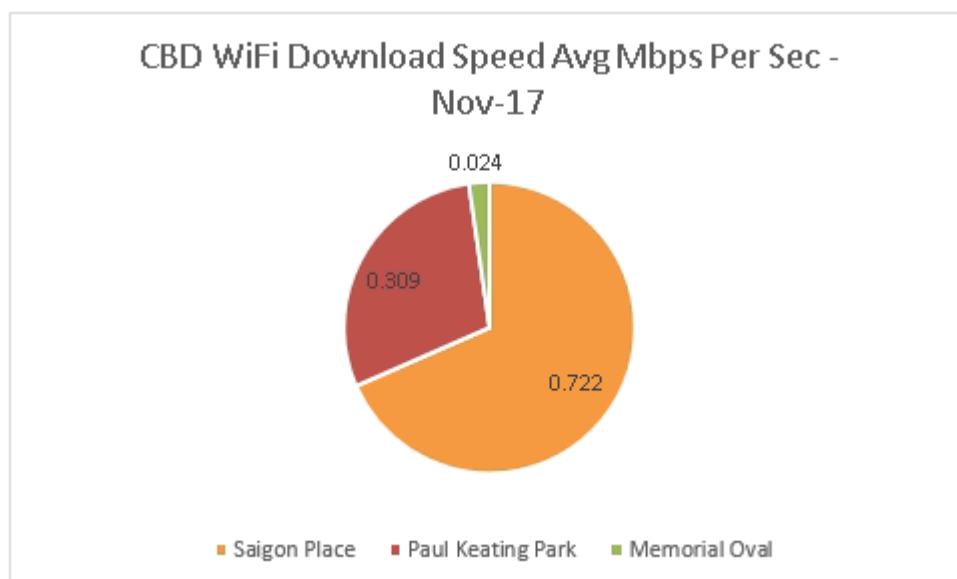
### CBD Wi-Fi Data Downloads

Below is a representation of the GBs of Wi-Fi downloads in the month of November 2017 at each of the CBD areas.



### CBD Wi-Fi Download Speed for the Bankstown CBD

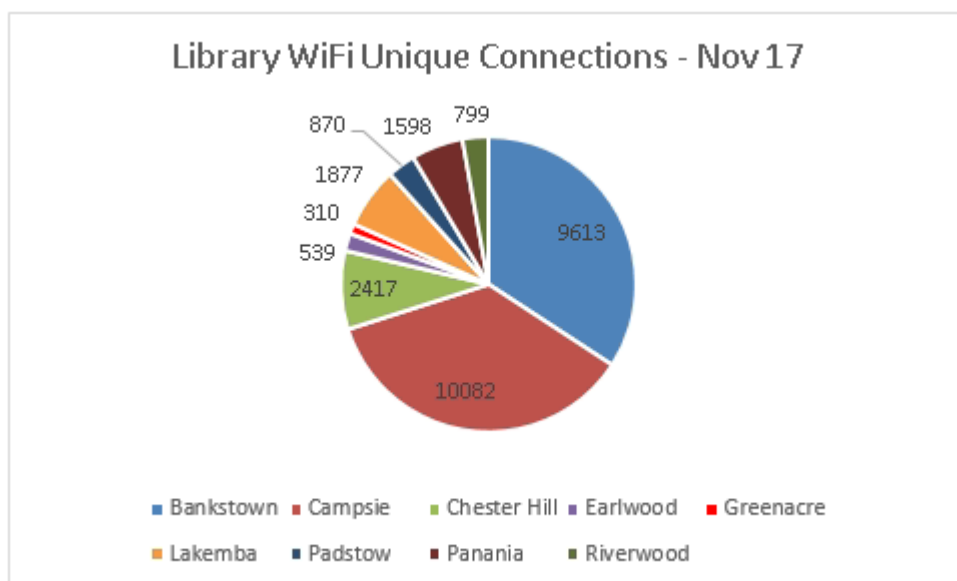
Below is a representation of the Wi-Fi download speeds in mbps for the Bankstown CBD.



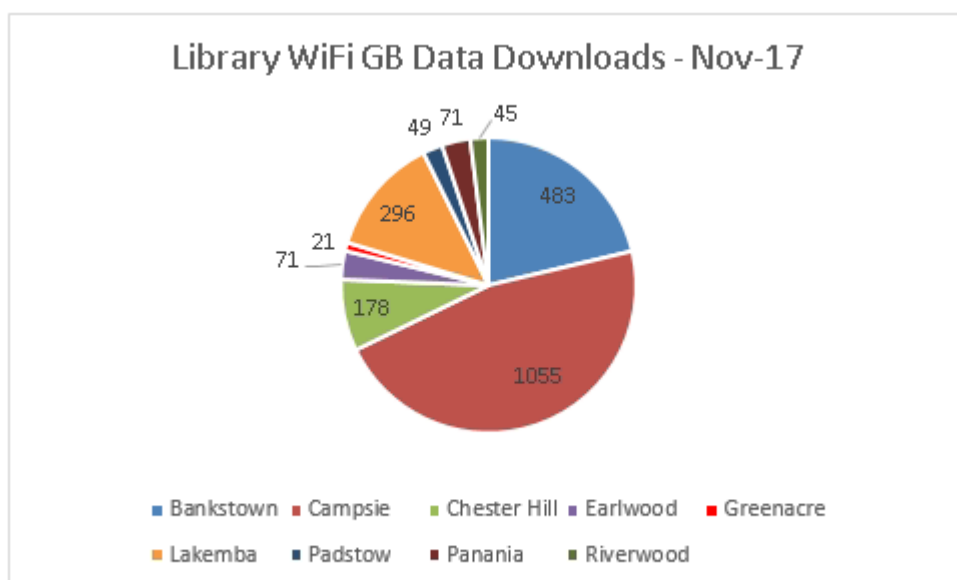
### **Canterbury-Bankstown Libraries**

Conversely, rates of usage at Libraries are far higher. Although we are unable to obtain clear information from vendors as to speed statistics for the Library Wi-Fi, it may be that the community is selecting the Library service as it does seem to provide a faster connection and download experience.

Below is a representation of the number of Wi-Fi connections in the month of November 2017 for all nine branches of CBC Library service.



Below is a representation of the GBs of Wi-Fi downloads in the month of November 2017 for all nine branches of CBC Library service.



As noted above, usage of the Library Wi-Fi is extremely high in comparison to the usage of the CBD Wi-Fi services.

On balance we consider that this can be attributed to students using the Libraries on a daily basis for their study and research resources via the Internet. The high usage of the Library Wi-Fi may also be attributed to the marketing that took place when the service was first introduced.

Additionally, the Library Wi-Fi service is arguably simpler to use than the CBD service as the Library Wi-Fi service has a Splash Page where the user can proceed to connect to the Internet.



### ITEM 7.9

### Property Matter: 42 Tillet Parade Lansdowne

### AUTHOR

Corporate

### PURPOSE AND BACKGROUND

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At its meeting of 22 May 2018, following the submission of a valid hardship claim from the owners of the property, Council resolved to acquire 42 Tillet Parade, Lansdowne in accordance with:

- the Land Acquisition (Just Terms Compensation) Act; and
- relevant administrative requirements.

In implementing Council's resolution, an application in the prescribed form was made to the Office of Local Government for the consent of the Minister to the compulsory acquisition.

The Office reviewed the application and has suggested a preferred wording for a Council resolution regarding the matter.

### ISSUE

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To proceed with the application previously submitted, the Office of Local Government have advised they require the following wording form (referring additionally and specifically to the approval of the Governor) to be adopted by Council as a formal resolution

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

In order to progress Council's intent with respect to this property, the form of wording sought by the Office of Local Government is satisfactory and a suitable recommendation is made below.

## **RECOMMENDATION** That -

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

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

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- A. Council Report 22 May 2018 - Item 7.2 - Property Matter - 42 Tillet Parade, Lansdowne

## **POLICY IMPACT**

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The acquisition of the property and its use for open space Public Recreation land will complete Council's long established policy aspirations for Lansdowne Reserve.

## **FINANCIAL IMPACT**

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Compensation will be determined by the Valuer General. Demolition and conversion costs are estimated to be around \$50,000. Funding will be made available from Section 94 funding held in reserve by Council.

## **COMMUNITY IMPACT**

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The acquisition of the property will finalise Council's long established goals for the area; additional open space and add to the established biodiversity corridor.





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## Governance and Administration Matters - 26 June 2018

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### ITEM 7.10                      Cash and Investment Report as at 31 May 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 May 2018.

#### **RECOMMENDATION**    That -

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

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

- A.     CPG Monthly Investment Report May 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**

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

## DETAILED INFORMATION

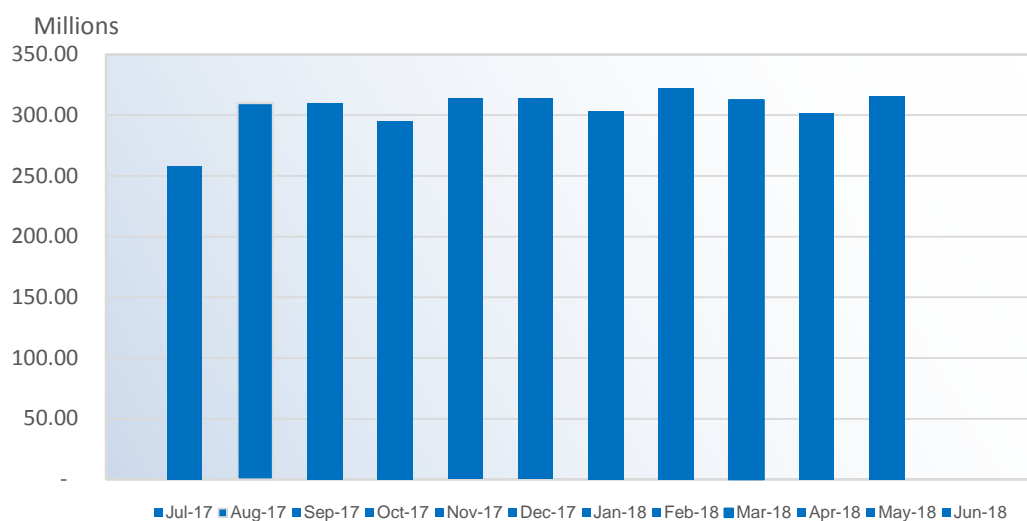
### Cash and Investment Summary – as at 31 May 2018

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

Cash and Investments	\$
Cash at Bank	6,200,315
Deposits at Call	31,791,993
Term Deposits	242,623,000
Floating Rate Notes	35,223,980
<b>Total Cash and Investments</b>	<b>315,839,288</b>

Council's level of cash and investments varies from month to month, particularly given the timing of Council's rates and collection cycle, its operations and carrying out its capital works program. The following graph outlines Council's closing cash and investment balances from July 2017 to May 2018.

Cash and Investment Rolling Monthly Balance 2017-2018



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

Interest Income	May 2018 \$	Year-to-date May 2018 \$
Budget	683,083	7,513,917
Actual Interest	765,713	7,941,774
Variance	82,630	427,857
Variance (%)	12.10%	5.69%

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:

<b>Maturity Profile</b>		
	<b>Actual % of Portfolio</b>	<b>Policy Limits</b>
<b>Cash</b>	12	100
<b>Working Capital Funds ( 0-3 months)</b>	3	100
<b>Short Term ( 3-12 months )</b>	22	100
<b>Short – Medium ( 1-2 years )</b>	30	70
<b>Medium ( 2-5 years )</b>	33	50
<b>Long Term ( 5-10 years )</b>	0	5
<b>Total Cash and Investments</b>	100%	

<b>Portfolio Allocation</b>	
	<b>Actual % of Portfolio</b>
<b>Cash at Bank</b>	2
<b>Deposits at Call</b>	10
<b>Term Deposits</b>	77
<b>Floating Rate Notes</b>	11
<b>Total Cash and Investments</b>	100%

## **8 SERVICE AND OPERATIONAL MATTERS**

The following items are submitted for consideration -

8.1	Provision of Recycling at Sporting Facilities	149
8.2	Australian White Ibis Management Plan	155



---

## Service and Operational Matters - 26 June 2018

---

### **ITEM 8.1                      Provision of Recycling at Sporting Facilities**

**AUTHOR                      City Future**

#### **PURPOSE AND BACKGROUND**

A Notice of Motion was raised at the April 2018 Ordinary meeting by Councillor Rachelle Harika, to investigate options for the provision of recycling opportunities at sporting fields, including distribution and costs.

This report explores how the local 100 various clubs using Council's sporting grounds can recycle beverage containers, with fundraising potential through the NSW Return and Earn Container Deposit Scheme.

The purpose of this report is to recommend the most suitable options.

#### **ISSUE**

Until recently there was no option available to local sporting clubs to fundraise from recycling. The NSW Return and Earn Container Deposit Scheme now provides this opportunity, while also encouraging the reduction of waste to landfill and removing littered beverage containers from our natural environment.

As this is a new scheme for NSW, investigation included findings from well-established container deposit schemes in areas such as South Australia and the Northern Territory, and current and emerging options in NSW.

#### **RECOMMENDATION    That -**

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

#### **ATTACHMENTS**

Nil

## **POLICY IMPACT**

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There is no current policy impact, however, the outcomes of this proposal will assist to inform new policies which detail how Council provides waste services to the community.

## **FINANCIAL IMPACT**

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If each of the 100 sporting clubs were to respond to the EOI process, the maximum estimated cost for Council to provide and deliver a recommended container would be \$10,000. Funding is currently available for this activity utilising the Domestic Waste Fund 2018/19 financial year budget.

## **COMMUNITY IMPACT**

---

Local sports clubs have a new opportunity to raise funds through the Return and Earn Container Deposit Scheme through recycling beverage containers. This can provide additional funding for the club's needs, whilst also supporting a cleaner environment.



## DETAILED INFORMATION

---

Research was undertaken to investigate the options available to sporting clubs to recycle beverage containers utilising the fundraising potential of the NSW Government's Return and Earn Scheme.

In order for sporting clubs to receive funding for the collected beverage containers, the management of the scheme must be the club's responsibility. If Council collects the containers via the kerbside service, no refund is received that could be allocated to the clubs. Because of this, clubs can either manage the collection and delivery of eligible beverage containers or seek support from a third party for delivery to a recycling facility.

Council can offer support to sporting clubs with the provision of a collection container and information about the scheme. This can be arranged via an Expression of Interest process.

### **Return and Earn Collection Depots**

The Return and Earn scheme has two depots that accept large volumes of containers located within (or very close to) the LGA. These are in addition to a number of Reverse Vending Machines (RVMs) located across the LGA. The depots in Revesby and St Peters are commercial operations that provide a faster alternative and can directly deposit refunds compared to feeding large volumes of containers into an RVM for the refund.

Both facilities are open to the public Monday to Saturday with different operating hours, available on the [www.returnandearn.org.au](http://www.returnandearn.org.au) website. Sporting clubs can negotiate their own arrangement with their commercial operator of choice and access the depots during their operational hours.

### **Collection Containers**

Council can make available a collection container to assist clubs. Two options were investigated, (i) a 240L wheelie bin and (ii) a bulka-bag (90 x 90 x 90cm). The containers were assessed based on capacity, costs, storage and logistics (and pictured below).



From a capacity and financial standpoint, the bulka-bag is more suitable, as it can hold around 1000 items and costs \$12.50 per bag in comparison to a bin that holds around 250 items and costs about \$60 per bin. The delivery of a bin to sporting clubs is approximately \$26.60 in comparison to standard postage costs to mail the bulka-bags.

When storage and logistics were assessed, a wheelie bin may require a smaller footprint to store, however as they are likely to fill quicker, consideration needs to be given to storage of the full bags awaiting transport. The bulka-bag requires a larger storage area however will take longer to fill. A station wagon, 4WD, trailer or ute could be used to transport containers from bin liners or bulka-bags and, while bulky, should not be excessively difficult or heavy to transport to a depot or RVM.

As sporting clubs have different requirements, some clubs may prefer one container over the other. It is for this reason that Council can make available either one 240L bin or two bulka-bags through the EOI process.

### **Management Issues**

It must be noted that Return and Earn collection facilities only accept eligible containers, therefore, contamination management and education remains the clubs' responsibility. Any container collected that is not deemed acceptable under the Scheme will not be accepted at the facility, and remains the responsibility of the club to correctly dispose of the item.

The management and secure storage of the container also remains the responsibility of the club. The storage location of the collection containers is an important consideration, as the beverage containers are now a commodity and could be subject to theft if not secure. For example, a full bulka-bag has a \$100 potential income. This could be overcome with locks at cost to the club. If the wheelie bin option has been chosen by the club, there is an additional cost of providing the bin liners which will be borne by the club.

Further to the issue of theft, the issue of dumping needs to be managed as this is a common occurrence across the LGA at Reverse Vending Machines locations. This can be avoided if Council required secure storage of all collection containers when not in use.

To assist in managing some of these potential issues, Council will develop an Agreement for clubs responding to the EOI to sign that makes clear the responsibilities.

### **Support from a Third Party**

As the Return and Earn Scheme is in its infancy, there are some commercial organisations initiating coordination of the scheme among sporting clubs, schools and charities. These organisations have established themselves as official Return and Earn collection points. They offer bins, collection of bins and processing for a small fee and return redeemed funds to the organisations via direct deposit.

Council can provide the contact details of these organisations to local clubs as an option to clubs without the capacity to deliver direct to collection facilities. The club will negotiate and manage their arrangement with any third party.

### **Expression of Interest Process**

Given the large number of variables that exist between sporting clubs, the most viable option to encourage and promote the increasing convenience of Return and Earn is through an EOI process.

The EOI can be sent to all local sporting clubs bringing their attention to the fundraising potential available through the Return and Earn Scheme. As a once-off opportunity, Council can make available the provision of two bulka-bags or one 240L bin per club to collect eligible beverage containers.

The EOI will outline that Council's support remains with the provision of a collection container and that all other responsibilities remain with the club. This includes, but is not limited too; storage, collection on site, education, contamination management and delivery or engagement with the official Return and Earn providers

The intention is then for clubs to develop and coordinate a process that utilises Return and Earn in a way that works for their own needs. This may involve them engaging in a low cost commercial arrangement with official Return and Earn providers if they find they are collecting large volumes or to deliver direct to the processing facilities.



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## Service and Operational Matters - 26 June 2018

---

### ITEM 8.2

### Australian White Ibis Management Plan

### AUTHOR

City Future

### PURPOSE AND BACKGROUND

---

The purpose of this report is to provide a summary of the feedback received on the draft Australian White Ibis Management Plan and to present the updated Plan for adoption and implementation.

The draft plan was prepared by experts in Ibis management and in consultation with internal stakeholders. At the 27 March 2018 Meeting of Council, the Plan was endorsed to be placed on public exhibition for comment and feedback from the community. The Plan was on public exhibition from 28 March 2018 to 30 April 2018.

### ISSUE

---

Whilst Ibis traditionally live in inland wetlands, they have readily adapted to life in coastal urban environments as inland water sources dry up. Their overabundance in urban environments has resulted in negative impacts including scavenging in bins, fouling footpaths, contamination of water bodies, unpleasant odours and degradation of vegetation.

The draft plan was developed to consolidate the two previous plans from former Canterbury and Bankstown Councils, incorporate up-to-date research on Ibis management by experts in Ibis management, and consider the impact of urban Ibis on both Council assets and local residents. The draft plan sets realistic population targets for Ibis and suggests management actions that can be implemented to relieve site-specific impacts as well as more broadly across the LGA.

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

### RECOMMENDATION

---

That the updated Australian White Ibis Management Plan be adopted.

### ATTACHMENTS

[Click here for attachments](#)

---

- A. Australian White Ibis Management Plan
- B. Public consultation summary for the Australian White Ibis Management Plan

## **POLICY IMPACT**

---

There is no policy impact from this report.

## **FINANCIAL IMPACT**

---

There is no direct financial impact resulting from implementing the plan. Management actions recommended in this plan are covered in the existing operational budget.

## **COMMUNITY IMPACT**

---

There is no negative community impact resulting from implementing the plan.

## DETAILED INFORMATION

---

The former Canterbury and Bankstown Councils each had separate management plans for the Australian White Ibis and were each actively managing the species. This new management plan is the result of updating and consolidating the two existing plans into one comprehensive plan that addresses roosting, nesting and foraging issues across the entire local government area.

The plan will provide an adaptive management tool to address ibis issues throughout the Canterbury-Bankstown LGA. It will provide management options for sites currently being frequented by ibis and will also guide management and monitoring at sites that may establish in the future. It is expected that the plan will be internally evaluated routinely following ibis surveys and reviewed in full every five years.

### *Exhibition*

The draft plan was on public exhibition from 28 March 2018 to 30 April 2018. Eight submissions were received; four by online survey, three by email and one by post.

The common themes raised in the submissions are summarised below and detailed more fully, with replying comments in Attachment B.

### **Support for the Plan**

- Agree to discourage large populations of ibis in the CBD and urban areas through elimination of rubbish and that better waste management and public education are important.
- Commend Council on a comprehensive approach to ibis management as ibis seem to be taking over urban areas.

### **Increase habitat and nesting availability away from urban areas**

- Council should create more stormwater treatment wetland areas in existing parks to provide ibis with more natural foraging habitats.
- Council should create a cordoned off area for ibis with nesting habitat and maintain a healthy ibis population.

### **Remove food availability for Ibis**

- Council should focus on sustainable, long-term measures involving better rubbish/litter management and alternative habitat creation, rather than the destruction of nests and eggs, which only tends to mitigate the problem in the short term.

### **Control Breeding**

- Residents should be allowed to remove phoenix palms to stop ibis nesting.
- Ibis are making clean cities dirty, messy and smelly. We need to control their breeding.

### **Disagreement with Ibis Control Measures**

- Disagrees with the use of bird spikes and other control techniques. Concerned that community members may undertake control themselves.

### **Discrepancies**

- There is a reference to Coral Trees at Lake Gillawarna, which are no longer present.
- The term 'colony' was confusing, and it was interpreted that there are a large number of ibis in Campsie when compared to Bankstown CBD

### *Amendments following Exhibition*

Consideration of the survey results and written submissions has taken place to determine what changes need to take place in the final version of the Plan. Changes made to the draft plan include:

- Emphasising that ibis are part of the urban landscape, they cannot be dispersed or eradicated, and therefore Council needs to manage their impacts.
- Clearly defining Council's responsibility for non-Council managed land.
- Clearly defining what an ibis colony is and differentiating it from ibis management site.
- Removed reference to Coral Trees and updated description of Lake Gillawarna.

All submitters will receive a response from Council more specifically addressing the matters raised.



## **9 COMMITTEE REPORTS**

The following items are submitted for consideration -

- |     |   |     |
|-----|---|-----|
| 9.1 | Minutes of the Social Inclusion Advisory Committee Meeting held on<br>5 June 2018     | 161 |
| 9.2 | Minutes of the Health & Recreation Advisory Committee Meeting held on<br>5 June 2018  | 163 |
| 9.3 | Minutes of the Canterbury Bankstown Traffic Committee Meeting held on<br>12 June 2018 | 165 |



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## Committee Reports - 26 June 2018

---

### **ITEM 9.1                      Minutes of the Social Inclusion Advisory Committee Meeting held on 5 June 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 5 June 2018. Also attached are the minutes of the Reference Groups that report to this Advisory Committee.

#### **ISSUE**

---

Recommendations of the Social Inclusion Advisory Committee meeting.

#### **RECOMMENDATION**

---

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

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

---

- A.    Minutes of the Social Inclusion Advisory Committee meeting held on 5 June 2018
- B.    Minutes of the Aboriginal & Torres Strait Islander Reference Group meeting held on 16 April 2018
- C.    Minutes of the Community Safety Reference Group meeting held on 26 April 2018
- D.    Minutes of the Diversity Reference Group meeting held on 1 May 2018
- E.    Minutes of the Family & Children Reference Group meeting held on 19 April 2018
- F.    Minutes of the Interfaith Reference Group meeting held on 17 April 2018
- G.    Minutes of the Universal Access Reference Group meeting held on 18 April 2018
- H.    Minutes of the Womens Reference Group meeting held on 24 April 2018
- I.    Minutes of the Youth Reference Group meeting held on 24 April 2018
- J.    Minutes of the Youth Reference Group meeting held on 21 May 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 - 26 June 2018

---

### **ITEM 9.2                      Minutes of the Health & Recreation Advisory Committee Meeting held on 5 June 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 Health & Recreation Advisory Committee meeting held on 5 June 2018. Also attached are the minutes of the Reference Groups that report to this Advisory Committee.

#### **ISSUE**

---

Recommendations of the Health & Recreation Advisory Committee meeting.

#### **RECOMMENDATION**

---

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

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

---

- A.    Minutes of the Health & Recreation Advisory Committee meeting held on 5 June 2018
- B.    Minutes of the Recreation & Leisure Reference Group meeting held on 30 April 2018
- C.    Minutes of the Sporting Associations Reference Group meeting held on 23 April 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.

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## Committee Reports - 26 June 2018

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### **ITEM 9.3**                      **Minutes of the Canterbury Bankstown Traffic Committee Meeting held on 12 June 2018**

**AUTHOR**                      **Operations**

#### **PURPOSE AND BACKGROUND**

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Attached are the minutes of the Canterbury Bankstown Traffic Committee Meeting held on 12 June 2018.

The Committee 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 Committee are in line with the objectives of the Committee 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 12 June 2018 be adopted.

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

---

- A.     Canterbury Bankstown Traffic Committee Minutes 12 June 2018

## **POLICY IMPACT**

---

This matter has no policy implications to Council.

## **FINANCIAL IMPACT**

---

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

## **COMMUNITY IMPACT**

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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	169
10.2 Single Use Plastic Reduction	171
10.3 Riverlands Zoning	173
10.4 Yeramba Lagoon Master Plan	175
10.5 Full-Time Councillors in NSW	177
10.6 Illegal Dumping	179
10.7 HSC Practice Sessions - July 2018 School Holidays	181
10.8 Location for Emerging Bands to Practice	183
10.9 Liberty Swing	185
10.10 Belmore Sports and Recreation Masterplan	187



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## Notice of Motions & Questions With Notice - 26 June 2018

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

**AUTHOR**                      **Corporate**

### **ISSUE**

---

The attached schedules provide information to questions raised at Council's May 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 attachments](#)

---

- A.    Notice of Motion Table
- B.    Questions with Notice Table



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## Notice of Motions & Questions With Notice - 26 June 2018

---

### ITEM 10.2                      Single Use Plastic Reduction

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

“That

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

### BACKGROUND

---

Plastic Free July aims to raise awareness of the problems with single-use disposable plastic and challenges people to do something about it.

What’s the problem with single-use disposable plastic? The problem is we use them for a moment yet they don’t break down, they live forever. Every bit of single-use disposable plastic ever made still exists on our planet and in the first 10 years of this century we produced more of it than the entire 1900’s.

Something has to stop and we can do our part and lead our city by banning single use plastics.

These plastics:

- break up but do not break down – becoming permanent pollution
- are mostly downcycled (made into low grade product for just one more use) or sent to landfill
- ‘Escape’ from bins, trucks, events etc. to become ‘accidental litter’
- End up in waterways and the ocean – where scientists predict there will be more tonnes of plastic than tonnes of fish by 2050
- transfer to the food chain – carrying pollutants with them
- increase our eco-footprint - plastic manufacturing consumes 6% of the world’s fossil fuels

Let’s do our bit for the Environment so others can follow our footsteps.

You can read more at <http://www.plasticfreejuly.org/> #choosetorefuse



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## Notice of Motions & Questions With Notice - 26 June 2018

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### **ITEM 10.3                  Riverlands Zoning**

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

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





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## **Notice of Motions & Questions With Notice - 26 June 2018**

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### **ITEM 10.4            Yeramba Lagoon Master Plan**

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

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



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## Notice of Motions & Questions With Notice - 26 June 2018

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### ITEM 10.5 Full-Time Councillors in NSW

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

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

### BACKGROUND

---

As Councillors on the largest Council, by population, in NSW, we are all privileged to be in this Chamber and at this table. With this Office, there is also an immense responsibility that we all feel on a daily basis to be available and present for our constituents, and of those there are many.

When we look at the number of people per councillor, Canterbury Bankstown tops the list with 23,663 residents for every councillor, for every one of us. Compare this with some of our neighbours, and this number is even more significant:

Strathfield	5,732 people per councillor
Burwood	5,258
Bayside	10,404
Cumberland	4,405
Sutherland	14,564
Fairfield	15,293
Liverpool	18,575

Only Blacktown City Council comes close at 22,464 residents per councillor.

To try and provide our residents with an equitable level of access to the democratic process, we must all spend more time than any of our colleagues from neighbouring councils, often at the expense of our own families.

We all have jobs, which we must in order to provide for our families. The NSW Government must legislate the role of councillor in-line with the demands of our important roles where councillors can discharge their responsibilities and provide direction for the city and service to our residents at the expense of work and not at the expense of our families.



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## Notice of Motions & Questions With Notice - 26 June 2018

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### **ITEM 10.6            Illegal Dumping**

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

“That

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

### **BACKGROUND**

---

Illegal dumping continues to place a significant burden on Council and its resources, as well as presenting an ongoing hazard to human and environmental health and an overall lowering of the presentation of our City.

As the home of the Sydney Regional Illegal Dumping Squad (RID Squad), our Council officers, including the RID Squad is already doing a significant amount of work to deter and prevent illegal dumping, investigate and convict illegal dumpers and educate the community more widely about the issue.

However with increasing state taxes on landfilling of waste, more people are turning to illegal dumping.

Resources will always limit what can be done and while a new levy is expected to fund a number of new positions to monitor building sites across our city, we need to look at ways of facilitating community buy-in and structural measures to deter dumping from occurring in the first place.

We have many residents and thousands more visitors moving through our City at all times of the day and night. The vast majority of these people would want to see an end to illegal dumping and those who commit this crime brought to account, but often there is reluctance owing to concerns for safety or reputation. I am of the belief that a confidential way of reporting illegal dumping would go a significant way in removing this barrier. An incentive to provide information that results in a conviction could further assist in achieving this outcome.

Our regulatory compliance team and the Sydney RID Squad use a range of covert cameras for the identification and prosecution of illegal dumping in hotspots across our city, however a growing source of illegally dumped waste is the rise of end-of-tenancy dumping, whereby tenants in unit blocks at the end of their lease leave furniture and other household waste they no longer need on the nature strip or footpath. They rely on anonymity to avoid accountability.

To counter this, I am proposing that, unless there are exceptional circumstances and subject to legalities, there should be a general condition of consent requiring the installation of suitable surveillance cameras covering the front of all new unit block developments. This will have the effect of deterring the dumping of household items on the nature strip or footpath, or where waste has been dumped, may assist in identifying the perpetrators and bringing them to account.

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## Notice of Motions & Questions With Notice - 26 June 2018

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### ITEM 10.7

### HSC Practice Sessions - July 2018 School Holidays

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

“That Council facilitate HSC practice sessions for HSC students in the Canterbury Bankstown LGA during the July 2018 school holidays.”

### BACKGROUND

---

The HSC is a stressful and busy time for year 12 students and their families as they prepare for their most significant academic milestone, their end of school HSC exams.

In recent years our Council has assisted our local students prepare for the HSC by holding information sessions across the City. There have also been additional facilities made available during the week in the lead up to previous HSC exam periods to provide additional space for students to study.

This has been well supported and no doubt has been of assistance however I believe we can do more to help our students achieve the best HSC results they can.

I am aware of a service that provides practice HSC trial exams, in real exam situations. These sessions are followed by feedback from a tutor to assist students in reflecting on their responses and identifying areas for focus or improvement in their preparation for the final exams.

I want to lift literacy and numeracy standards in our city and suggest that sessions on the core subjects of English and Maths, be held at BLaKC and advertised through the Council's various networks and libraries; the July school holidays present as the perfect time to hold the HSC Practice.

Education is the key to personal advancement and we should take advantage of every opportunity to assist our kids to make the most of their education and succeed in life. This goes a step further than simply providing space for our kids to study, this will actively support them to achieve their best and set them on the best path for a successful life.





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## Notice of Motions & Questions With Notice - 26 June 2018

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### ITEM 10.8

### Location for Emerging Bands to Practice

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

“That Council investigate a suitable location for emerging bands to practice in the Canterbury Bankstown LGA.”

### BACKGROUND

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Over the last 12 months there has been a notable resurgence in the local Club / Pub live music scene throughout Sydney, which is fantastic to see.

We all turn to music as a way of managing highs and lows, to pump up before a football game or to relax after a hard day's work and in particular young people thrive on music as a way of defining and sharing their sense of self and identity.

Music is a common language and brings people together in a strong and positive way. Unfortunately many of us who want to move from strumming away in a bedroom to joining with friends and family in small bands struggle to find the space to have a practice.

Council is uniquely placed to provide some space, and I am sure that there would be community groups that would like to coordinate with the community to run band practice sessions. My hope is that this could start out small and if successful we could build it up and support a thriving and harmonious musical community throughout our City.



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### ITEM 10.9

### Liberty Swing

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

“That Council investigate the potential establishment of a ‘Liberty Swing’ within the Revesby Ward to be accessible by special needs schools.”

### BACKGROUND

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Since 2011, this Council had demonstrated its commitment to all within our community, by constructing a “Liberty Swing”.

An inclusive swing was constructed by Varsity, the Children’s Charity – in Paul Keating Park Bankstown.

In 2011 it was the passion of Mayor Asfour assisted by Varsity which saw this project to its successful conclusion and we are currently constructing a regional all abilities playground in our city’s CBD.

I share this passion with the Mayor, as I am sure many of you would know of my association with the former “Trilogy Schools Organisation”, now the newly formed “Trilogy Foundation Canterbury Bankstown” helping to raise funds by creating further community awareness of, Broderick Gillawarna, Caroline Chisholm and George Bass Special Needs Schools.

There are now four Special Needs Schools for children located within the Canterbury Bankstown LGA, with 2 of these, Caroline Chisholm Padstow and Broderick Gillawarna Revesby located within the boundaries of Revesby Ward.

The need for a Liberty Swing is self-evident, with statistics showing that the CBC LGA has a higher than average disabled persons population at 6.5% than the wider Sydney average of 4.5%.

Providing these kids with an appropriate facility within the Revesby Ward can only further assist in ensuring that we continue our vision of striving to provide the best facilities for all people within our community.

To satisfy this, I request that Council investigate suitable locations for the installation of a “Liberty Swing” in close proximity to, and accessible by the Caroline Chisholm and Broderick Gillawarna School communities.

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## Notice of Motions & Questions With Notice - 26 June 2018

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### ITEM 10.10 Belmore Sports and Recreation Masterplan

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

“That

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

### BACKGROUND

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Belmore Stadium is the home ground of the Canterbury Bankstown Bulldogs. The club uses the field for training and two home games per year. The stadium building also houses the Bulldogs head office and part of the building is subleased to Sydney Olympic.

**Belmore Sports Ground**, formerly known as **Belmore Oval**, is a multi-purpose stadium in. The park covers 22 acres (89,000 m<sup>2</sup>) and from 1951 has contained the Belmore Bowling Recreation Club green. It is 600m to Belmore railway station.

The stadium has a capacity of 19,000 people and was built in 1920, with the grandstand itself having the capacity to seat 12,000 people. The ground record crowd for Belmore was set on 12 April 1993 when 27,804 fans saw Canterbury defeat local rivals Parramatta 42-6.

Council is currently preparing the Belmore Sports and Recreation Precinct Masterplan, which I support. This masterplan focusses on improving the open space in Belmore and includes the use and management of the area around the Stadium and how Council might better integrate the facility within the broader precinct.

While the preparation of the masterplan will provide a holistic plan addressing the needs of the area to ensure this open space is integrated, active and safe it does not consider the complete redevelopment of the stadium for major professional sport.

The stadium was built in the late 1970's with further upgrades in the 1990's. While it is understood the Bulldogs are undertaking investigations for further minor improvements Council and the community should be open to reimagining what a brand-new facility could be like. While I appreciate this is a long-term aspiration, there is an opportunity to engage with design students to understand what the possibilities are, what it may cost and to consider how such a facility could deliver on a world class facility for the City and New South Wales.

### History

In 1920, the local council took steps to acquire park areas around the Belmore area. The park was named after the suburb it was located: Belmore Park. Belmore Park was eventually purchased in three sections between 1918 and 1921. The first two parcels were purchased by the State government and the third by Council. The park was opened around the early 1920s, the land was formerly known as Gunn's Paddock. In 1936, council purchased a large stand from the Sydney Cricket Ground and had it re-erected at the park as part of unemployment relief works. This stand was opened on March 14, 1936 by Mayor SE Parry and was named after him. Around 1967, council moved other sports played at the park to grounds else-where and rugby league was given priority.

## **11        QUESTIONS FOR NEXT MEETING**





## **12        CONFIDENTIAL SESSION**

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

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

12.3 T47-18 Lease of Kiosk at Gough Whitlam Park

12.4 T60-18 Tender for Canterbury Town Centre Redevelopment

12.5 T64-18 Local Council News Advertising

12.6 Waste Collection Services

# **General Manager's Statement**

## **Confidentiality**

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

## CONFIDENTIAL SESSION

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

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

### RECOMMENDATION

That, in accordance with Section 10A(2) of the Local Government Act, 1993, the Public and the Press be excluded from the meeting to enable Council to determine Items 12.1, 12.2, 12.3, 12.4, 12.5, 12.6 in confidential session for the reasons indicated:

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

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

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

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

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

#### Item 12.3 T47-18 Lease of Kiosk at Gough Whitlam Park

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

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

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

Item 12.5 T64-18 Local Council News Advertising

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

Item 12.6 Waste Collection Services

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

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