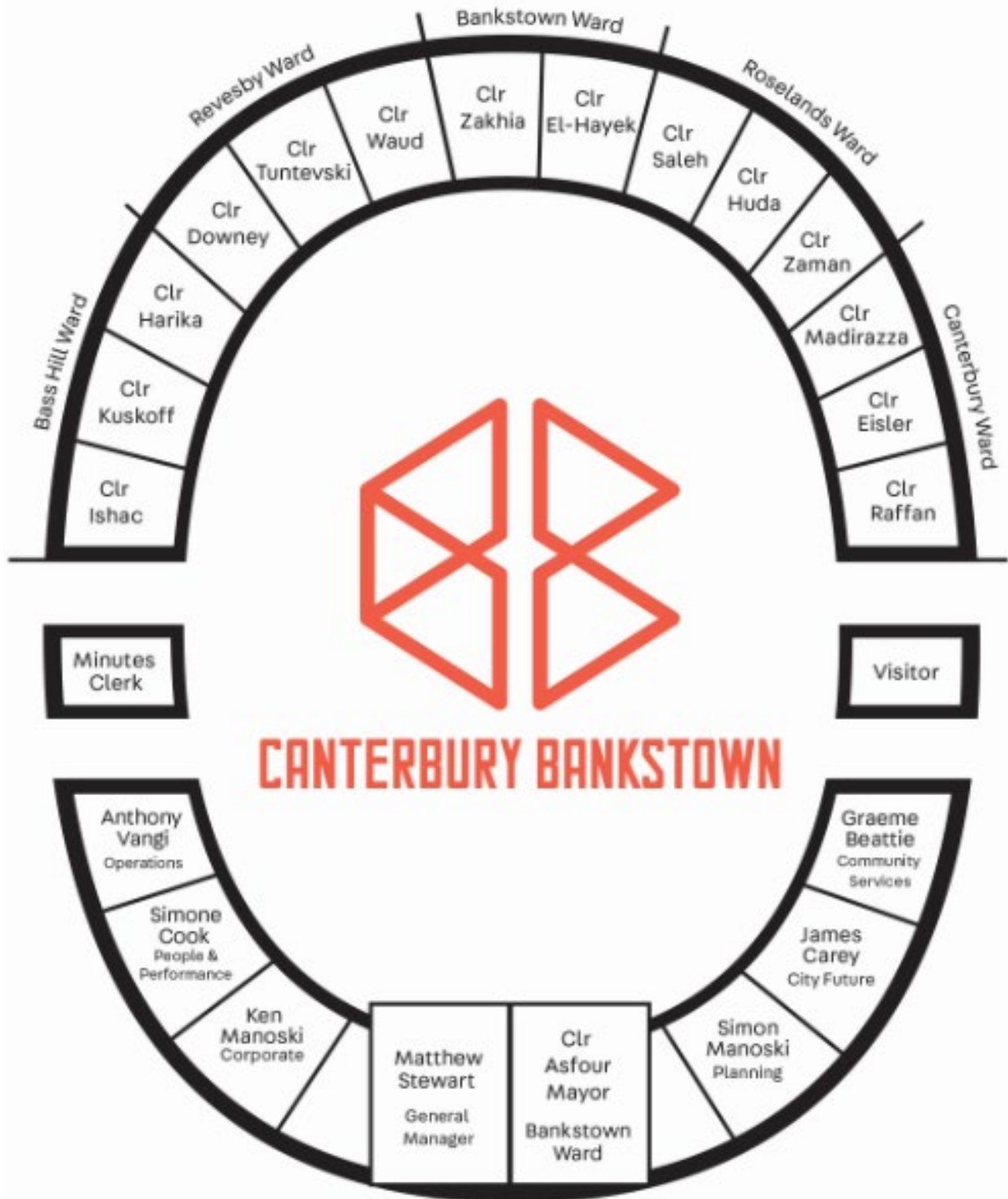




# AGENDA FOR THE ORDINARY MEETING

27 November 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 16 October 2018 .....	7
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**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 16 OCTOBER 2018**

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

**APOLOGIES:** Clrs Eisler and Zakhia

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

**REF: CONFIRMATION OF MINUTES**

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

RESOLVED that the minutes of the Extraordinary Meeting of Council held on 25 September 2018 be adopted.

- CARRIED

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

RESOLVED that the minutes of the Ordinary Council Meeting held on 25 September 2018 be adopted.

- CARRIED

**SECTION 2: LEAVE OF ABSENCE**

**(387) CLR. DOWNEY:/CLR. WAUD**

RESOLVED that Leave of Absence be granted to Clrs Eisler and Zakhia due to personal reasons.

- CARRIED

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

Nil

**CANTERBURY BANKSTOWN**  
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**SECTION 4: MAYORAL MINUTES**

**ITEM 4.1 SUPPORTING ASYLUM SEEKER FAMILY PARTNERSHIPS**  
**(388) CLR. ASFOUR**

RESOLVED that Council commit to the program of providing vacant childcare places at Council Child Care Centres to asylum seeker families, as a pilot, for 12 months with a review at its conclusion.

- CARRIED

**ITEM 4.2 SMART CITIES WEEK LEGACY PROJECT (HACKATHON)**  
**(389) CLR. ASFOUR**

RESOLVED that Council support the Smart Cities Week Legacy Project (Hackathon) and the findings be presented to Council.

- CARRIED

**ITEM 4.3 WILEY PARK - SAVE OUR TREES**

**(390)** CLR. TUNTEVSKI TEMPORARILY VACATED THE CHAMBER AT 6.14 PM.  
**CLR. ASFOUR**

RESOLVED that

1. Council write to the Minister for Roads, Shadow Minister for Roads and Member for Lakemba, calling on each to support the abandonment of the Canterbury Road and King Georges Road Intersection project, an exercise in wanton environmental vandalism.
2. Council takes steps to educate the community, alerting them to this proposed project and its impacts.

- CARRIED



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**ITEM 4.4                      SUPPORT FOR LGNSW MOTIONS**

CLR. TUNTEVSKI RETURNED TO THE CHAMBER AT 6.16 PM.

**(391)                      CLR. ASFOUR**

RESOLVED that Council writes to the Mayor of each council in Metropolitan NSW, requesting their support for our Council's motion seeking the introduction of an open space levy at the LGNSW Conference later this month.

- CARRIED

**ITEM 4.5                      LOCAL COMMUNITY BASED DONATIONS**

**(392)                      CLR. ASFOUR**

RESOLVED that

1. Council support the request from Alfirdaus College for a portion of the fees to be waived and \$401.50 be donated to cover the hire cost of Paul Keating Park.
2. Council support the request from Mirath in Mind Annual Gala Day Event, which is a celebration of Arabic and Lebanese cultures by hundreds of school children and donate \$2,000 sponsorship of the event.
3. Council support the request from K.U.D. Dance Group Vardar Bankstown to fund the purchase of costumes for the dancers and donate \$600.
4. Council support the request from St Nicholas Church, Punchbowl and donate \$3000 sponsorship of their Grand Ball, which is raising funds for the refurbishment of the Church.
5. These funds are made available from Council's Community Grants and Events Sponsorship budget.

- CARRIED

**ITEM 4.6                      LEBANESE NATIONAL FOOTBALL TEAM**

**(393)                      CLR. ASFOUR**

RESOLVED that Council support the dinner being hosted by the Lebanese National Football Team at Bankstown City Paceway on 18 November 2018, and donate \$3000 towards the purchase of tickets to attend the event, which will be given to BDAFA and CDSFA to be distributed to worthy recipients (players).

- CARRIED

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**SECTION 5: PLANNING MATTERS**

**ITEM 5.1 PLANNING PROPOSAL: 83–99 NORTH TERRACE AND 62 THE MALL IN BANKSTOWN**

**(394) CLR. ISHAC:/CLR. RAFFAN**

RESOLVED that

1. Council adopt the planning proposal as shown in Attachment A.
2. Council adopt the planning agreement as shown in Attachment B, and give delegation to the General Manager to meet all the legal obligations to enter into and make administrative changes to the planning agreement, if required, without changing the intent.
3. Council forward the planning proposal to the Greater Sydney Commission seeking the amendments to the LEP be finalised.
4. The height and density of this proposal is supported in the Bankstown CBD, which is a strategic centre, Health & Education Precinct and Collaboration area as defined in the District Plan and this height and density is not a precedent or guide for any of the other centres in the CB LGA as part of any proposal or the new LEP work that council has commenced.

- CARRIED

**For:-** Ctrs Asfour, El-Hayek, Huda, Ishac, Madirazza, Raffan, Saleh, Waud and Zaman

**Against:-** Ctrs Downey, Harika, Kuskoff and Tuntevski

**ITEM 5.2 LEP REVIEW REPORT**

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

RESOLVED that

1. Council endorse the LEP Review Report shown in Attachments A and B.
2. Council submit the LEP Review Report to the Department of Planning & Environment as part of the assurance process.

- CARRIED

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

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**PUBLIC ADDRESS**

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

RESOLVED that permission be granted to Ms Gabi Openshaw and Mr Adam St James to address Council for five minutes each in respect of Item 6.1

- CARRIED

**SECTION 6: POLICY MATTERS**

**ITEM 6.1 USE OF EXOTIC ANIMALS IN CIRCUSES POLICY**

MS GABI OPENSAW (ANIMAL LIBERATION NSW) ADDRESSED COUNCIL.

MR ADAM ST JAMES (STARDUST CIRCUS) ADDRESSED COUNCIL.

**(397) CLR. WAUD:/CLR. TUNTEVSKI**

RESOLVED that an extension of two minutes be given to Mr Adam St James to address Council.

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

RESOLVED that Council adopt the Use of Exotic Animals in Circuses Policy.

- CARRIED

**ITEM 6.2 LOCAL ORDERS POLICY**

CLRS. ISHAC AND TUNTEVSKI TEMPORARILY VACATED THE CHAMBER AT 7.25 PM.

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

RESOLVED that

1. Council endorse the proposed Local Orders Policy.
2. The proposed Local Orders Policy be placed on public exhibition in accordance with the requirements of the Local Government Act 1993 and that a further report be submitted to Council at the conclusion of that period, where submissions are received. In the event that no submissions are received, the policy be taken as being adopted by Council.

- CARRIED

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**ITEM 6.3**  
**(400)**

**COUNCIL POLICIES**

**CLR. DOWNEY:/CLR. HUDA**

RESOLVED that Council rescind the former Council policies, subject to the proposed transitional provisions, as outlined in the report.

- CARRIED

**SECTION 7:**

**GOVERNANCE AND ADMINISTRATION MATTERS**

**ITEM 7.1**  
**(401)**

**UNAUDITED 2017/18 ANNUAL FINANCIAL REPORT**

**CLR. DOWNEY:/CLR. MADIRAZZA**

RESOLVED that

1. Council resolves that the attached 2017/18 Unaudited Annual Financial Reports, for the financial year ended 30 June 2018 have been prepared in accordance with the relevant sections and parts of the Local Government Act and Regulations, and are submitted to Council for its consideration.
2. The Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer duly sign the Statement of Council's Unaudited Annual Financial Reports on behalf of the Council.
3. Subject to Item 1 and 2, the Statement and the 2017/18 Unaudited Annual Financial Report be referred to Council's Auditor in finalising the year-end audit process.
4. The General Manager be authorised to set the date for the public meeting and give notice in accordance with the Local Government Act 1993.

- CARRIED

**ITEM 7.2**  
**(402)**

**DISCLOSURE OF INTEREST RETURNS 2017/18**

**CLR. DOWNEY:/CLR. WAUD**

RESOLVED that the tabling of the Disclosure of Interest Returns for 2017/18 be noted.

- CARRIED

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- ITEM 7.3**                      **MEMBERSHIP - LOCAL GOVERNMENT CHIEF OFFICERS GROUP (LGCOG)**  
**(403)**                      **CLR. DOWNEY:/CLR. ZAMAN**
- RESOLVED that Council support the ongoing membership and attendance of LGCOG meetings and/or programs, as outlined in the report.
- CARRIED
- 
- ITEM 7.4**                      **CODE OF MEETING PRACTICE - 2019 SCHEDULE OF MEETINGS**  
**(404)**                      **CLR. WAUD:/CLR. DOWNEY**
- RESOLVED that the 2019 Schedule of Council Meetings be adopted.
- CARRIED
- 
- ITEM 7.5**                      **SMART CITY ROADMAP**  
CLRS. ISHAC AND TUNTEVSKI RETURNED TO THE CHAMBER AT 7.27 PM  
**(405)**                      **CLR. RAFFAN:/CLR. EL-HAYEK**
- RESOLVED that
1. Council endorse the Smart Cities Roadmap for public exhibition with an extended exhibition period to allow extensive engagement.
  2. Council endorse participation in the Smart Cities Immersion Tour as outlined in the report.
  3. Relevant/required funding be made available as part of the appropriate quarterly budget process.
- CARRIED
- 
- ITEM 7.6**                      **PROPOSED LICENCE AGREEMENT FOR THE BANKSTOWN CITY FOOTBALL CLUB**  
**(406)**                      **CLR. HARIKA:/CLR. ISHAC**
- RESOLVED that

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1. In principle Council agrees to enter into a five year Licence agreement, with a five year option, with the Bankstown City Football Club subject to the outcome of the public exhibition process.
2. If no submissions are received from the public exhibition process, that the Mayor and General Manager be delegated authority to sign all documents in accordance with the resolution above under the Common Seal of Council, as required.
3. A clause be included into the Licence agreement that the current annual rental fee of \$1200 P/A will be applied until the updated Community Facilities Policy is adopted. Any changes to the rental amount will be applied to the agreement as per the provisions of the updated Community Facilities Policy

- CARRIED

**ITEM 7.7**  
**(407)**

**LICENCE AGREEMENT WITH ACTIVE KIDS PRE-SCHOOL CENTRE OF EXCELLENCE**  
**CLR. ISHAC:/CLR. TUNTEVSKI**

RESOLVED that in accordance with the resolution at the Ordinary Meeting on 27 March, 2018 to enter into a five year Licence agreement with Active Kids Pre-School Centre of Excellence, that the Mayor and General Manager be delegated authority to sign all documents in accordance with the resolution above under the Common Seal of Council, as required.

- CARRIED

**ITEM 7.8**  
**(408)**

**CASH AND INVESTMENT REPORT AS AT 30 SEPTEMBER 2018**  
**CLR. WAUD:/CLR. MADIRAZZA**

RESOLVED that

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

- CARRIED

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

**ITEM 8.1 ENCLOSED SWIMMING AREAS IN THE GEORGES RIVER**

CLRS. WAUD AND RAFFAN TEMPORARILY VACATED THE CHAMBER AT 7.29 PM

**(409) CLR. KUSKOFF:/CLR. TUNTEVSKI**

RESOLVED that Council approaches the Georges Riverkeeper Committee to take the lead in developing a river-wide strategy and campaign to achieve a swimmable Georges River.

- CARRIED

**ITEM 8.2 CHARGING AHEAD - ELECTRIC VEHICLES FOR COUNCIL'S POOL FLEET VEHICLES**

**(410) CLR. HARIKA:/CLR. TUNTEVSKI**

RESOLVED that

1. Council support the placement of community L2 Electric Vehicle chargers in Bankstown and Campsie, as outlined in the report.
2. Council support the community use of Council's electric vehicles pilot program for a period of up to twelve months, as outlined in this report.
3. A further report(s) be provided on the matter, as required.

- CARRIED

**ITEM 8.3 DRAFT BELMORE SPORTS AND RECREATION PRECINCT MASTERPLAN**

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

RESOLVED that

1. Council exhibit the attached Draft Belmore Sports and Recreation Precinct Masterplan.
2. A further report to Council be made following public exhibition.

- CARRIED

**CANTERBURY BANKSTOWN**  
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**ITEM 8.4                      MOVING TO A NEW ENERGY FUTURE**

CLRS. WAUD AND RAFFAN RETURNED TO THE CHAMBER AT 7.30 PM

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

RESOLVED that the information be noted.

- CARRIED

**SECTION 9:                      COMMITTEE REPORTS**

**ITEM 9.1                      MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 9 OCTOBER 2018**

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

RESOLVED that the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 9 October 2018, be adopted.

- CARRIED

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

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

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

RESOLVED that the information be noted.

- CARRIED

**ITEM 10.2                      DOMESTIC AND FAMILY VIOLENCE POLICY**

CLR. KUSKOFF TEMPORARILY VACATED THE CHAMBER AT 7.31 PM AND RETURNED AT 7.33 PM.

CLR. HARIKA TEMPORARILY VACATED THE CHAMBER AT 7.33 PM

**(415)                      CLR. EL-HAYEK:/CLR. SALEH**

RESOLVED that Council:

1. Support the General Manager increasing the Domestic & Family Violence paid leave provision for Canterbury Bankstown Council employees to 10 days per year.



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2. Call on Local Government NSW to vary the Local Government (State) Award to include 10 days paid Domestic and Family Violence Leave per year for all employees working in the local government sector.
3. Call on businesses, community groups and not-for-profit organisations in the Canterbury Bankstown area to implement their own Domestic & Family Violence Policies and paid leave provisions for their employees.
4. Through our Business Advisory Service, provide support to local businesses, not-for-profit organisations and community groups who wish to implement appropriate policy, guidelines and leave provisions for employees.

- CARRIED

**ITEM 10.3                      MOVEMBER**

CLR. HARIKA RETURNED TO THE CHAMBER AT 7.35 PM

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

RESOLVED that Council supports Movember during the month of November to raise awareness of men's health issues, such as prostate cancer, testicular cancer, mental health and suicide prevention, including a \$100 donation for each Councillor and \$50 for each staff member growing a 'mo' for Movember.

- CARRIED

**ITEM 10.4                      COMMUNITY AWARENESS OF BREAST SCREENING**

**(417)                      CLR. SALEH:/CLR. HARIKA**

RESOLVED that Council promotes the importance of breast screening in early detection of breast cancer through its library and knowledge centre network for four weeks in support of Breast Cancer Awareness Month.

- CARRIED

**CANTERBURY BANKSTOWN**  
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**ITEM 10.5**                      **ACKNOWLEDGEMENT OF LEBANESE INDEPENDENCE DAY**  
**(418)**                              **CLR. EL-HAYEK:/CLR. HARIKA**

RESOLVED that

1. Council acknowledge and celebrate Lebanese Independence Day by raising the Lebanese flag on 22 November 2018 and on that date each year thereafter, in a prominent and suitable location.
2. A small Ceremony be held on 22 November 2018 to acknowledge the Australian-Lebanese community.
3. Council investigate nation flag raising protocol.

- CARRIED

**ITEM 10.6**                      **BOARDING HOUSES**  
**(419)**                              **CLR. SALEH:/CLR. ZAMAN**

RESOLVED that Council receive a briefing on boarding houses in the City of Canterbury Bankstown including the number of operating boarding houses and applications, relevant planning controls and the known impacts on the community.

- CARRIED

**ITEM 10.7**                      **DEFUNDING STREAMWATCH**  
**(420)**                              **CLR. TUNTEVSKI:/CLR. ISHAC**

RESOLVED that Council writes to the NSW Minister for the Environment urging the NSW Government to re-establish a long term funding commitment and host organisation for the Streamwatch Program beyond June 2019 that includes schools as well as community groups.

- CARRIED

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**ITEM 10.8                      NATIONAL AND STATE DISABILITY SAFETY AND ACCESS STANDARDS FOR TOILET AND WASHROOM FACILITIES**

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

RESOLVED that Council investigate and evaluate if the current toilet and washroom facilities located at all council parks & reserves across the CB LGA meet both the current National & State disability safety and access standards for such facilities.

- CARRIED

**SECTION 11:                      QUESTIONS FOR NEXT MEETING**

**REF:    JENSEN OVAL, BIRRONG**

Clr Kuskoff requested an update on the works being undertaken at Jensen Oval, Birrong and the expected completion date.

**REF:    TRAFFIC ISSUE - SPEED CAMERAS**

Clr Kuskoff requested a report on the number of speed cameras per Local Government area.

**REF:    TRAFFIC ISSUE - HEAVY VEHICLES**

Clr Downey requested that Council Rangers monitor heavy vehicles parking illegally in residential streets across the LGA.

**REF:    SMART CITIES LEGACY PROJECT (HACKATHON)**

Clr Downey requested that Council invite Local schools to participate in the upcoming digital engagement strategy to be held at the Bankstown Library and Knowledge Centre on 29 October 2018.

**REF:    LAND TITLES**

Clr Downey requested advice if there has been any additional fees and charges imposed on Council regarding Land Titles matters as a result of the NSW State Governments sale and privatisation of the Land Titles Office.

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**REF: TRAFFIC SIGNAGE – KOALA’S AND WILDLIFE CROSSING**

Clr Tuntevski requested additional signage be installed along Henry Lawson Drive in the vicinity of Cattles Duffers Flat picnic area warning motorists of Koala’s crossing the roadway and also if overhead wildlife crossing could be investigated in the area.

**REF: LIBRARY BOOKS**

Clr Tuntevski requested Council consider donating disused Library Books to “Street Libraries” located in the LGA.

**REF: FOX MANAGEMENT STRATEGY**

Clr Tuntevski requested Council investigate implementing a Fox Management Strategy.

**REF: TRAFFIC ISSUE - PRINCE STREET, PICNIC POINT**

Clr Waud requested that Council investigate improved traffic safety at the intersection of Prince Street and The River Road, Picnic Point.

**REF: WESTERN SYDNEY UNIVERSITY**

Clr Saleh requested Council contact the Western Sydney University and enquire if in future there will be any scholarships available to women who have been active in volunteering in local services provided in the LGA.

**REF: TRAFFIC ISSUE - SIGNAGE**

Clr Madirazza requested an update on parking signage proposed for Collins Street, Belmore.

**SECTION 12: CONFIDENTIAL SESSION**

Nil

**THE MEETING CLOSED AT 7.55 P.M**

Minutes confirmed 27 NOVEMBER 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	NSW Government Rates Freeze Policy - Delivering Further Cuts to Services throughout Our Community	27
4.2	Save Our Recycling Campaign	29
4.3	Local Government Mayoral Taskforce Supporting People Seeking Asylum	31
4.4	Local Community Based Donations	33



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## Mayoral Minutes - 27 November 2018

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### **ITEM 4.1                      NSW Government Rates Freeze Policy - Delivering Further Cuts to Services throughout Our Community**

It is with regret that I again am forced to labour on about the ill-fated policies and decisions made by this NSW State Government.

I again raise my significant concerns regarding the Government's stance on its rate freeze policy and decision to hold back its proposed changes to the NSW rating system. The focus of this Mayoral Minute is to provide our community a deeper understanding of the issue.

By way of background, in 2016, the then Premier of NSW, announced that merged councils would fall under a rate path freeze for a period of four years. Simply, this meant that merged councils, like Canterbury-Bankstown, needed to ensure that rates for each individual ratepayer would continue as if the merger had not occurred, up until June 2020.

Regrettably, the NSW Government's decision to freeze rates ignored the advice provided by the Independent Pricing and Regulatory Tribunal (IPART) regarding the matter, including options which would address the inevitable equity and financial sustainability problems associated with the freeze.

Having been introduced during the period of Administration, it is clear that the policy is entirely politically motivated in its intent, specifically to appease public concern regarding forced amalgamations.

Even the most gullible political observer can hardly fail to notice that the freeze will end in June 2020, the most politically opportune time for the government being one year after the NSW State Government elections. Quite clearly a decision which is not in the public interest.

As I have raised on several occasions in the past, the NSW Government's policy has placed significant pressure on our community. During the formative years of our new Council, we have had to incur significant transaction and transformation costs in amalgamating the two former Councils, harmonising local service delivery across the local government area and addressing our asset management requirements. This has all occurred whilst 50% of our revenue base remains frozen through the four year rate freeze period.

That said, the policy now presents Council with another harmful effect, being a cut of \$5M in annual rates for our new City.

Briefly, in 2004, the former Canterbury Council was granted a 15-year Infrastructure and Renewal levy to address its infrastructure requirements. The levy, which equates to around \$5M, will end on 30 June 2019, one year before the rate freeze period ends. Despite numerous attempts to explain our case, both the Minister for Local Government and Office of Local Government continue to reject and/or recognise the consequential effects and financial impact that the drop in income will have on our community.

Despite the rejection, I again took the opportunity to ask the Minister a question from the floor at the recent LGNSW State Conference in Albury. I again raised the matter to which the Minister looked me in the eye and said “we have introduced a rate freeze to protect the residents of amalgamated councils” then immediately moved to the next question.

Regrettably, the Minister clearly feels that this Council, which is elected by its community, does not know how to protect and/or fulfil its fiduciary responsibilities on behalf of its residents. Council considers its request both financially prudent and in the public’s interest, yet the Minister fails to appreciate its significance and/or impact on our community.

Despite its strong stance on the matter, the Government has removed any rate freeze restriction on Mid-North Coast Council. Separately, the Minister herself fought the amalgamation of Woollahra as being not in the interests of her community and the Minister acknowledges one size doesn’t fit all, yet here the Minister will not acknowledge the interests of our community by irrefutably sticking to a one size fits all policy (except for Mid-North Coast Council) that has significant consequences for our community.

In such a short period, this Council has proven that we are a sector leader when it comes to innovation and collaboration, something the NSW Government could do well to try and emulate. Its actions, particularly on this matter, have been without doubt inflexible and belligerent, and show a total disregard for CBCity’s 360,000 residents.

It leaves me with no choice but to call a special meeting of Councillors, where we will need to consider how we deal with this issue and importantly what projects we may need to shelve and/or services we will need to scale back as a result of the Government’s policy. Either way, this will have a direct impact on our local residents.

In the meantime, I, once again, call on our local State MPs to advocate on our City’s behalf, and I call on the Premier of NSW to step in and recognise IPART’s recommendations regarding the matter and importantly assist in overturning the Minister’s decisions to-date.

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## Mayoral Minutes - 27 November 2018

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### ITEM 4.2                      Save Our Recycling Campaign

I am calling on Councillors to support Local Government NSW in its advocacy to all those contesting the State election to reinvest 100% of the waste levy collected each year into waste management, recycling and resource recovery in NSW, through endorsement of its Save our Recycling campaign.

Councillors would be familiar with the Waste Levy, which aims to reduce the amount of waste being landfilled and promote recycling and resource recovery.

In 2016/17, the NSW Government collected \$726 million from local government, community, businesses and industry via the waste levy, but only committed to use \$72 million, or 10%, through its Waste Less Recycle More initiative on waste minimisation and recycling in 2017-18.

Overall the NSW Government's Waste Less Recycle More initiative will have allocated \$801 million over 8 years (2013-2021) to waste and recycling, however the waste levy collected over that same period will be over \$4.62 billion.

At a local government level, just 18% of the \$300 million collected from the local government sector each year is reinvested in recycling and waste management. For our City, we have been dealt an even worse hand, with only about 2% or \$340,000 of the \$16.5m Council paid in Waste Levy in the 2017/18 financial year returning to Council through grants.

Regardless of how you look at it, the principle remains the same – very little of the waste levy is currently used to support waste minimisation, recycling and resource recovery. The remainder is returned to NSW Government's consolidated revenue.

The reinvestment of the waste levy to support waste and resource recovery infrastructure, develop markets and innovative solutions, and undertake other initiatives to encourage reuse and recycling also offers wide-ranging benefits to our community. There is the potential for economic growth, new infrastructure, new technology and new jobs.

It should be noted that the following motion, which covered proposed motions from a number of Councils, was unanimously endorsed at the Local Government NSW 2018 Conference:

*That the NSW Government be called upon to ensure that 100% of the levy arising from Section 88 of the Protection of the Environment Operations Act 1997 be used for waste infrastructure and programs, predominantly by local government and the waste sector, for initiatives such as:*

- *Development of regional and region-specific solutions for sustainable waste management (e.g. soft plastic recycling facilities, green waste, waste to energy).*
- *Support innovative solutions to reduce waste and waste transport requirements.*

- *Protect existing and identify new waste management locations.*
- *Local community waste recovery and repair facilities.*
- *Funding a wider range of sustainability initiatives, such as marketing and strategies that promote and support a circular economy.*

As previously noted, this is not a party-political issue: the advocacy initiative calls on all parties and candidates to commit to the 100% hypothecation of the Waste Levy to the purpose for which it is collected, and I propose to write to the responsible Minister and Shadow Minister, seeking bi-partisan support for this

I am recommending that we support this campaign by the NSW local government sector and Local Government NSW and call on all political parties to commit to the reinvestment of 100% of the Waste Levy collected each year by the NSW Government into waste management, recycling and resource recovery. And finally we must also inform our community of this gross over reach by the NSW Government.

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## Mayoral Minutes - 27 November 2018

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### ITEM 4.3

### Local Government Mayoral Taskforce Supporting People Seeking Asylum

Our City has a long and positive history with asylum seekers; as well as being among the first to become refugee welcome zones, the former Bankstown Council was the first Council to sign the Refugee Council of Australia's Refugee Charter in 2008. And just last month Council resolved to pilot a new program to support children of asylum seekers.

Earlier this year, I had the opportunity to meet with Mums4Refugees who raised with me the Federal Government's cut to the Status Resolution Support Services (SRSS) program and earlier this month the Australian Refugee Action Network wrote to Mayors and councillors across the country on this issue. To say that I am appalled at the cold-hearted approach of the Federal Government, would be an understatement.

The Federal Government has already cut support payments to hundreds of people seeking asylum; now they are proposing to cut support to thousands more, including families, through changes to the SRSS. At present, I am advised that there are approximately 13,000 people – including children and elderly – who rely on this support payment.

The SRSS is less than \$35 a day and was implemented to assist people as they go through the long and complicated process of seeking asylum. Anecdotally, I understand that the majority of this payment has been used to secure housing for those people and their families. The total withdrawal of this support payment will leave some of our most vulnerable community members facing the possibility of destitution, having a reliance on already strained charity organisations and virtually zero chance of being able to get a firm foothold in life.

But, as local government tends to do when there is a leadership vacuum at the other levels of government, I am encouraged by an initiative by the City of Greater Dandenong, which has initiated the Local Government Mayoral Taskforce Supporting People Seeking Asylum. So far they have primarily operated in Victoria, but are now looking to bring in councils from NSW. At the recent LGNSW Conference in Albury, Clr Youhorn Chea, Mayor of the City of Greater Dandenong and Chair of the Taskforce, met with councillors from nine councils, including Clr Nadia Saleh representing our Council, to discuss how NSW councils could become involved.

The outcome of this was the invitation to all NSW councils to join the Taskforce. There is no financial commitment to do this. Instead we will use our existing communication channels and discrete advocacy to highlight this issue.

I move that Council joins the Taskforce and writes to the City of Greater Dandenong, Australian Refugee Action Network and Mums4Refugees to advise them of Council's decision. Further I move that Council write to The Hon. David Coleman MP, Minister for Immigration, advising him of Council's decision and calling on him to reverse this decision to rob support from some of our most vulnerable within the community.





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## Mayoral Minutes - 27 November 2018

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### **ITEM 4.4                      Local Community Based Donations**

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

#### **White Ribbon – No Excuse for Abuse March**

On Friday 23 November, the community came together in an incredible display of solidarity and support for the clear message that violence against women is not something that our community will tolerate.

To facilitate the march, Council's staff were required to temporarily remove four telegraph poles and reinstate them after the event. In support of this event, I am proposing that the cost of these works, coming to \$2,300, be funded from the Community Grants and Event Sponsorship budget.

#### **Poetry Gets Us Together**

Poetry isn't a style that, in this day and age, receives the attention it deserves. It is the ultimate in written expression and often celebrates all that is humanity.

Author, Sayed Michael, has released a two volume edition of his poetic works, titled "The Promise of Life and Poetry" and I proposed that Council purchase nine sets at \$900 in total, for each of our libraries.

#### **Bangla Fest**

The local not-for-profit organisation, Kobita Bikel Australia, held Bangla Fest in Wiley Park on 10 November.

Focused on celebrating the Bangla culture, this event highlighted many cultural pursuits such as poetry. I have received a request from the event organisers to waive the ground hire fee of \$230.50 which I support.

#### **Canterbury Bankstown Tennis Association – A History of Achievement**

The Canterbury Bankstown Tennis Association are fast approaching their centenary anniversary in 2021. In the lead up to monumental achievement, the Association has worked with historian, Chris Maron, to publish a history of the Association over the last near century.

To launch the book, the Association has approached Council to hire the Bryan Brown Theatre Foyer and have also requested consideration to the waiving of the hire and audio visual fees, totalling \$1,530, a donation I consider worthy.

## **St George Basketball Association – Harmony Day**

St George Basketball Association is organising a Gala Day to be held on 3 March 2019, to coincide with Harmony Day. This Gala Day, which will be held at the Morris Iemma Sports Centre, will highlight the opportunities for people of all abilities to take part in basketball and benefit from the health and social aspects of participating in team sports.

The day will consist of demonstrations and possibly games of wheelchair basketball, special needs, multicultural and youth programs and walking basketball for the less mobile. All too often these groups within our community are forgotten about in mainstream sports and I support the waiving of the court hire fees, amounting to \$882, in light of the community benefit that this will bring.

### **RECOMMENDATION**

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

## **5 PLANNING MATTERS**

The following items are submitted for consideration -

- |     |   |    |
|-----|---|----|
| 5.1 | Application to Amend Canterbury LEP 2012:194-198 Lakemba Street,<br>Lakemba and 56-57 Railway Parade, Lakemba | 37 |
| 5.2 | Bankstown Collaboration Area  | 43 |
| 5.3 | Update on Proposed Changes to Planning Controls for Boarding Houses   | 49 |



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## Planning Matters - 27 November 2018

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**ITEM 5.1**                      **Application to Amend Canterbury LEP 2012:194-198  
Lakemba Street, Lakemba and 56-57 Railway Parade,  
Lakemba**

**LANDOWNER**            **194-198 Lakemba Street, Lakemba:  
Account No. 155 450 865 Pty Ltd  
56-57 Railway Parade:  
Railway Parade Developments Pty Ltd**

**AUTHOR**                      **Planning**

### **PURPOSE AND BACKGROUND**

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Council has received an applicant initiated Planning Proposal to amend Canterbury Local Environmental Plan (CLEP) 2012 to enable a mixed use development of up to 12 storeys at 194-198 Lakemba Street, Lakemba and residential development of three storeys at 56-57 Railway Parade, Lakemba. The purpose of this report is to make a decision about whether or not to proceed with the Planning Proposal. A copy of the Applicant's Planning Proposal is at Attachment A.

### **ISSUE**

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The Canterbury Bankstown Local Planning Panel (LPP) considered the matter on 5 November 2018. The LPP supported the Council officer's recommendations that the proposal not proceed until a vision for the Lakemba Town Centre has been established and Council and the Department of Planning and Environment have agreed on an approach to managing planning proposals in the corridor.

If Council decides to proceed with the Planning Proposal, it is recommended that a range of strategic studies be undertaken for the Lakemba Town Centre and the corridor in order to provide a strategic context that will inform consideration of the proposal.

### **RECOMMENDATION** That -

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1. The Planning Proposal not proceed at this stage until further development and direction has been developed for the site and the area.
2. The proposal be reconsidered by Council when a vision for the Lakemba Town Centre has been established and Council and the Department of Planning and Environment have reached agreement on the approach to managing planning proposals in the corridor.

3. When the proposal is further considered the applicant should clearly indicate how Site C (56-57 Railway Parade, Lakemba) could be dedicated to the Council as part of the reserve within the planning proposal.

## **ATTACHMENTS**

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

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- A. Applicant's Planning Proposal
- B. Council Submission to draft SBURCS
- C. Letter from Planning Minister
- D. Pre-lodgement meeting letter
- E. LPP Report
- F. LPP Minutes

## **POLICY IMPACT**

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As this recommendation is consistent with the previous policy position set by Council, there is no policy impact arising as it is recommended for the Planning Proposal not to proceed to Gateway at this stage. If Council decides to proceed with this Planning Proposal it is likely to set a precedent for other planning proposals in the Sydenham to Bankstown Urban Renewal Corridor. This will result in ad-hoc an uncoordinated approach to planning proposals in the corridor and an inability for Council to plan for, fund, and co-ordinate community and transport infrastructure.

## **FINANCIAL IMPACT**

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Deferring the Planning Proposal raises no financial implications for Council.

## **COMMUNITY IMPACT**

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Deferring consideration of the Planning Proposal until after the Sydenham to Bankstown Urban Renewal Corridor is finalised will enable future development complies with the strategic vision for The Lakemba Town Centre. Should Council decide to proceed with the Planning Proposal in isolation now or in the future, Council should enter into negotiations with the applicant about dedication of the 448m2 site at 56-57 Railway Parade to increase the size of Jubilee Reserve.

## DETAILED INFORMATION

The subject sites are located within the Lakemba Town Centre and were identified as appropriate for *high rise* and or *mixed use development* in the revised draft Sydenham to Bankstown Urban Renewal Corridor Strategy (SBURCS) exhibited by the Department of Planning in 2017. Council raised several concerns regarding the draft strategy and these are outlined in its submission at Attachment B. There is now uncertainty regarding the draft strategy and changes to the policy direction are being considered with the Planning Minister advising the Mayor in July 2018 that the strategy was to become a *principles based high level strategy* (the Minister's letter is provided at Attachment C).

In July 2016, Council resolved to defer planning proposals that primarily rely on the draft Sydenham to Bankstown Urban Renewal Corridor Strategy for justification and have not received Gateway approval, until the strategy is finalised and reflective of local needs. The applicant was notified of this resolution at a pre-lodgement meeting (Attachment D is the pre-lodgement minutes). Figure 1 shows the subject sites in relation to the Corridor Strategy (marked with a green star).

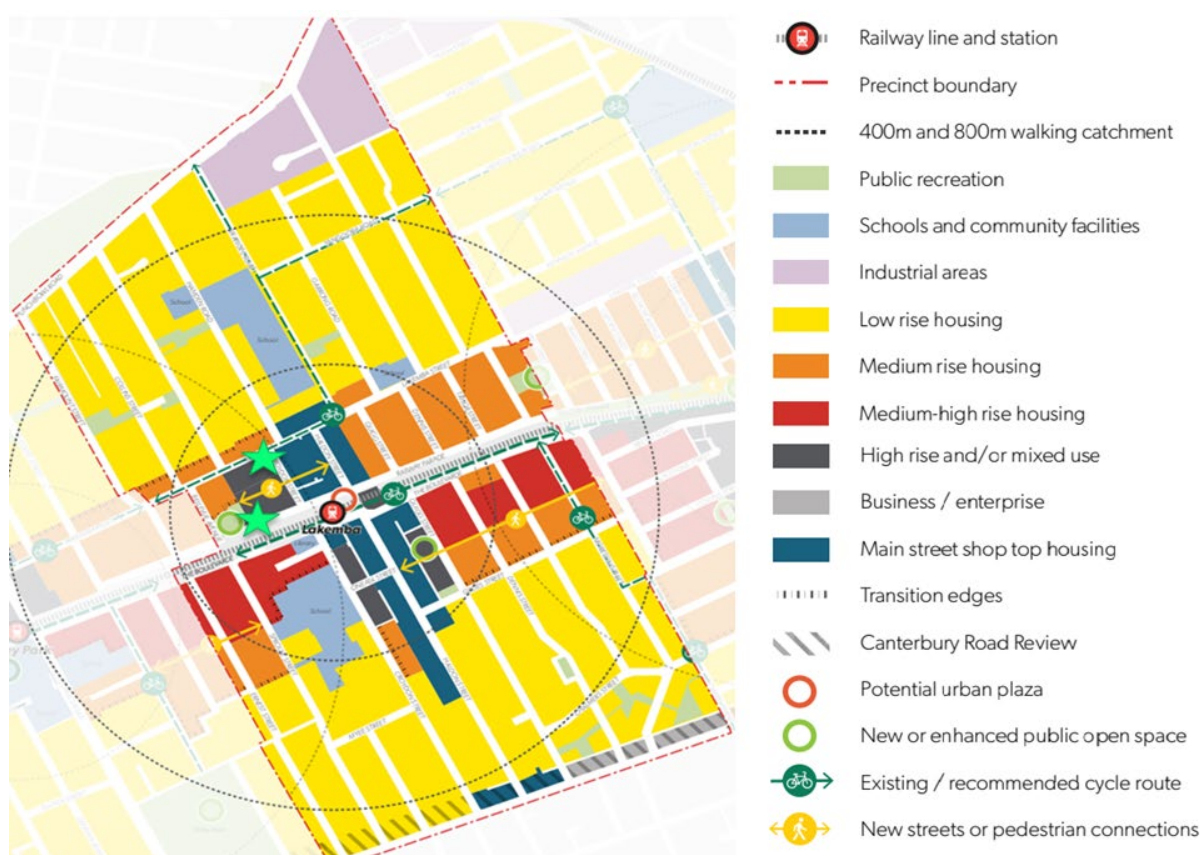


Figure 1: Extract from Sydenham to Bankstown Urban Renewal Corridor Strategy.  
Green stars indicate site locations.

This report recommends that the subject Planning Proposal not proceed to Gateway and that it be deferred until the finalisation of the Sydenham to Bankstown Urban Renewal Corridor Strategy for the reasons outlined in the Council officer's Local Planning Panel report at Attachment E including:



- The proposal relies on the draft Sydenham to Bankstown Urban Renewal Corridor Strategy for justification and seeks to proceed ahead of its finalisation.
- This draft Sydenham to Bankstown Urban Renewal Corridor Strategy is changing and the final version of the plan may not support changes to planning controls in this location. A letter from the Minister for Planning received on 26 July 2018 states that it will become a 'principles based', 'high level' strategy developed in collaboration with Council.
- In July 2016, Council resolved to defer Planning Proposals within the Corridor until the Sydenham to Bankstown Urban Renewal Corridor Strategy is finalised and reflective of local needs (excluding Planning Proposals that commenced before the draft strategy).
- In-depth strategic analysis regarding urban design, open space, retail and commercial floor space analysis, infrastructure requirements and sequencing required to inform development within the corridor will be undertaken as part of the finalisation of the Sydenham to Bankstown Urban Renewal Corridor Strategy.
- A strategic vision has not yet been established for Lakemba; this will occur through the Planned Precinct Process.
- Proceeding to Gateway at this stage would create a precedent that would encourage the submission of other significant stand alone and ad hoc planning proposals in the Sydenham to Bankstown Urban Renewal Corridor.
- Proceeding to Gateway at this stage would create a precedent that would result in the incremental reduction of commercially zoned land for non-residential purposes.
- The scale of the proposal will reduce opportunities for urban renewal on the adjoining property to the west due to the 12m separation distance proposed to be accommodated entirely within this property. This will result in missed opportunities to achieve quality public domain outcomes for this part of the Town Centre.
- In addition to the above, significant urban design issues are raised including:
  - the lack of a prescribed FSR combined with a blanket 40m height limit
  - the 40m street wall height for 34m along Lakemba Street
  - the 53m length of built form on the Croydon Street frontage without articulation
  - the significant overshadowing of the proposed communal open space by the 12 storey building on Lakemba Street
  - the lack of upper level setbacks
- If this proposal were to proceed it would unduly influence the future vision of the Lakemba Town Centre being established.
- The Proposal is inconsistent with *Objective 2 Infrastructure aligns with forecast growth, Objective 6 Services and Infrastructure meet communities changing needs, Objective 12 Great Places that bring people together and Objective 12, Investment and business activity in centres* of the *Greater Sydney Region Plan*.
- The proposal is inconsistent with *Planning Priority S6 Creating and Renewing Great Places and local centres and respecting the District's heritage* of the *South District Plan*.
- The Proposal is inconsistent with several Ministerial Directions including: *1.1 Employment and Urban Services Land, 3.1 Residential zones and 6.3 Site Specific Provisions*.

The adjoining site at 5-9 Croydon Street, Lakemba was subject to a Council led Planning Proposal, seeking an increase of the floor space control to 2:1, and height up to 10 storeys (33 metres). This was progressed by Council as the process commenced before the Sydenham to Bankstown Urban Renewal Corridor was announced, and it also sought a yield significantly lower than this Planning Proposal application.

The Local Planning Panel recommendations are consistent with the Council officer's recommendations and are provided below:

- *The Planning Proposal not proceed at this stage until further development and direction has been developed for the site and the area.*
- *The proposal be reconsidered by Council when a vision for the Lakemba Town Centre has been established and Council and the Department of Planning and Environment have reached agreement on the approach to managing planning proposals in the corridor.*
- *When the proposal is further considered the applicant should clearly indicate how Site C (56 -57 Railway Parade Lakemba) could be dedicated to the council as part of the reserve within the planning proposal.*

However, if Council decides to proceed with the Planning Proposal, it is recommended that the following studies be prepared by the applicant for the corresponding reason before it is exhibited:

Study	Purpose
Retail/commercial floor space analysis aligned with future growth in the corridor	To ensure sufficient commercial/retail floor space is provided in the Lakemba Town Centre to meet projected demand.
Analysis of community services and open space requirements in the Lakemba Planned Precinct.	To ensure that there is an understanding of the demand for community services and open space aligned with future growth in Lakemba.
Strategic traffic impact assessment based on the projected growth in the Lakemba Town Centre and the corridor including intersection upgrades and staging.	To ensure required traffic upgrades are undertaken and equitably funded.
Urban design analysis of the Lakemba Town Centre including height and density controls tested the requirements of the ADG.	To ensure that the height and density of the proposed scheme will not prevent the most optimum possible development of the Lakemba Town Centre.

The Local Planning Panel report and minutes are at Attachments E and F respectively. The documents referred to as 'provided under separate cover' in the Council officer's Local Planning Panel report are attached to this Council report for clarity.

### **ITEM 5.2                      Bankstown Collaboration Area**

**AUTHOR                      Planning**

#### **PURPOSE AND BACKGROUND**

The purpose of this report is to advise Council of the Collaboration Area process for the Bankstown City Centre and Bankstown Airport, which will be led by the Greater Sydney Commission with input from Council and to endorse Council's Vision and Priorities for the resulting Place Strategy.

#### **ISSUE**

The Collaboration Area process provides the opportunity for a coordinated Place Strategy to be developed for the Bankstown City Centre and the employment lands of Milperra and surrounding Bankstown Airport. Council is a key stakeholder in this process, led by the Greater Sydney Commission.

This is not a land use or rezoning plan, but rather an agreement between relevant stakeholders about what the key challenges in Bankstown are and how they might be addressed to achieve the vision. It provides a forum for Council to advocate for its priorities which require collaboration between Council and other agencies and stakeholders in a coordinated manner. It is also a problem solving mechanism for complex urban issues affecting our City Centre and employment lands which require multi-agency collaboration.

Without this Collaboration Area process we would never get an opportunity to sit with high level staff from the State's key agencies to work through structural issues for the centre. Throughout the process Council officers will advocate for key issues including jobs, connectivity, health, education, people and place along with identified issues that may arise through the collaboration area process. We will also work with the Collaboration team on developing the governance model that will see Councillors and the community formalised into the process also.

#### **RECOMMENDATION    That -**

1. Council endorse the priorities for the Greater Bankstown Collaboration Area as outlined in the report.
2. Council be updated on the progress of the Collaboration Area process as required.

#### **ATTACHMENTS**

Nil

## **POLICY IMPACT**

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Following the Collaboration Area process, a Place Strategy for Greater Bankstown will be developed and incorporated into the South District Plan. Council and relevant government agencies will then be responsible for implementing the relevant components of the District Plan.

## **FINANCIAL IMPACT**

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This matter has no financial implications for Council.

## **COMMUNITY IMPACT**

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The Collaboration Area provides the opportunity to advocate for key issues impacting our residents, businesses and other stakeholders which require coordination with other State Government agencies.

The Collaboration Area process is an opportunity to advance the strategic positioning of Greater Bankstown as an important employment, connecting, health and education precinct. It is an opportunity to position Greater Bankstown as an incubator for business and residents to gain access into the Greater Sydney Region's economy and build on its local strengths including international trade, multiculturalism and entrepreneurship.

## DETAILED INFORMATION

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The Greater Bankstown area has been identified by the Greater Sydney Commission as an important employment, health, education, trade and industrial precinct for Sydney through the *Greater Sydney Region Plan – A Metropolis of Three Cities*, and the *South District Plan*, both released in 2018. Action 1 of the *A Metropolis of Three Cities* requires the Greater Sydney Commission to identify, prioritise and deliver Collaboration Areas, of which Greater Bankstown has been identified for 2018-19. The Collaboration Area process is facilitated by the Greater Sydney Commission and brings together Council, State Government agencies and other key government, education and health stakeholders to develop a shared vision and strategy for Greater Bankstown.

Collectively, the Greater Bankstown Collaboration Area currently comprises 20,000 residents (in Bankstown City Centre), 30,000 jobs and 16,000 University and TAFE students. Bankstown City Centre has been identified in the South District Plan as a Strategic Centre within a health and education precinct. Key drivers for growth include the delivery of Sydney Metro and a new Bankstown City Centre Western Sydney University Campus with more than 7,000 students. The Bankstown Airport-Milperra Precinct is identified as a trade gateway with the Airport an important strategic and aviation asset, and Milperra and its surrounds being important industrial and urban services lands.

Canterbury Bankstown Council has consistently recognised the strategic significance of Bankstown City Centre in providing an important function in the context of Sydney's three cities. It has also consistently recognised the importance of its employment lands, particularly Milperra and those surrounding Bankstown Airport, recognising their regional role in providing employment and urban services close to homes in South and South-Western Sydney. Canterbury Bankstown is also a gateway for international migrants who contribute significantly to our city.

Despite this recognition, coordinating planning, jobs growth and infrastructure delivery and cementing Bankstown's strategic role in Greater Sydney has been a consistent challenge for our City. The Collaboration Area process provides an opportunity to develop a Place Strategy for Greater Bankstown which is coordinated with key government stakeholders, particularly the Department of Education, Ministry of Health, South West Local Area Health Service, Health Infrastructure, TAFE NSW and others. The Place Strategy will provide a shared vision for Greater Bankstown, actions for both Council and State Government agencies to achieve the shared vision and a governance framework for implementation.

The Collaboration Area for Greater Bankstown includes the Bankstown City Centre, Bankstown Airport and the Milperra and surrounding employment lands, herein referred to as the 'Greater Bankstown Collaboration Area'. The Collaboration Area for Bankstown is the implementation of Action 1 of the *A Metropolis of Three Cities*, which requires the Greater Sydney Commission to identify, prioritise and deliver Collaboration Areas, of which Greater Bankstown has been identified for 2018-19.

A Collaboration Area is a process facilitated by the Greater Sydney Commission. It is a place based approach to solving complex urban issues affecting Greater Bankstown, which will require coordination and collaboration between Council and other stakeholders. The Collaboration Area will be chaired by the South District Commissioner and involve Council, State Government agencies and other relevant stakeholders.

The Greater Sydney Commission recognises the significant role that Council has as a place manager for the Greater Bankstown Collaboration Area. The project program will ensure there are opportunities for the Council to develop and share their vision for the CBD and to test the opportunities and challenges with government agencies and stakeholders.

The objectives of the Greater Sydney Commission's Collaboration Area process are to recognise the potential of each place, and grow their vibrancy, diversity and productivity through improved employment and education opportunities, enhanced liveability and sustainability. The end outcome will be a Place Strategy for Bankstown, which will sit within the South District Plan. It will set out a shared vision and actions for Greater Bankstown, and a governance framework for their implementation.

The Bankstown Collaboration Area process will begin in December 2018 with an inception meeting and stakeholder workshop in Bankstown. It will also include a walking tour of the Bankstown City Centre.

The Collaboration Area will focus on two precincts:

1. Bankstown City Centre – a Strategic Centre comprising a health and education precinct.
2. Bankstown Airport-Milperra – a trade gateway and strategically important industrial, employment and urban services precinct.

Both precincts have significant and complex challenges that require coordination and collaboration across government, agencies and key stakeholders. Over the next five years of the South District Plan, a range of developments and investment in the precinct may deliver over 5,000 new dwellings, 6,000 new jobs and 300,000sqm of employment floor space in the City Centre, Bankstown Airport and Milperra. The City may also benefit from significant investments in Sydney Metro, a future Western Sydney University City Centre Campus and the realisation of Master Planning of Canterbury and Bankstown Hospitals. It is considered that the key challenges and priorities for Greater Bankstown that will benefit from involvement in the Collaboration Area process are:

- **Jobs:** Canterbury Bankstown is expecting to experience significant housing growth. It is important that this is balanced with jobs growth that provide opportunities for residents of the City and its surrounds to work close to home and grow the City's economy. The Council needs support of other agencies to help increase new businesses basing themselves in Bankstown and enhance business activity building on local and unique specialisations of advanced manufacturing, multiculturalism, global trade and aviation.
- **Connectivity:** The NSW Government has committed to delivery of Sydney Metro to Bankstown City Centre by 2024 and identified potential public transport links including extending the Metro from Bankstown to Liverpool and a future mass transit link from Kogarah to Parramatta via Bankstown. There are also important state roads bisecting the Collaboration Area, including Stacey Street, Milperra Road, Henry Lawson Drive, the Hume Highway and the M5 Motorway. These roads provide important regional and freight links. The operation of buses also significantly impacts on land utilisation and traffic movement through Bankstown City Centre.

- **Health:** Council's *CBCity 2028* calls for Canterbury Bankstown to have world-class hospitals. The Collaboration Area provides the opportunity to advocate for a world class redevelopment of Bankstown Hospital that is more conveniently location close to the City Centre and serves the current and planned population of our City. Such a redevelopment will be capable of leveraging off and contributing to higher order education and jobs through collaboration with Universities, TAFE and industry and attracting other health related investment. Bankstown Airport is also a hub of specialised and emergency health services such as NETS (health service for intensive care infants) and the Royal Flying Doctor Service. Support for Council's objectives need close collaboration with the NSW Government who build, fund and operate hospitals.
- **Education:** Bankstown City Centre is expected to be home to a new Western Sydney University Campus which will reposition Bankstown's strategic education role, and support further investment. Council needs to work with stakeholders to ensure Bankstown offers a full spectrum of education, including gateway education for new migrants and youth, to higher order and specialised training in research, aviation, multiculturalism and manufacturing. The Collaboration Area provides the opportunity to go beyond the current 16,000 TAFE and University students current studying in the precincts and have a more aspirational student target.
- **People and Place:** It is important that the growth and development of Greater Bankstown also prioritises people and place. This may include Council working with key stakeholders through the Collaboration Area process to work toward ensuring development in Bankstown is of a benchmark design and sustainability standard, and ensuring the Bankstown City Centre provides the arts and cultural offerings that are attractors and fitting of the City's strategic role in Sydney.





### **ITEM 5.3                      Update on Proposed Changes to Planning Controls for Boarding Houses**

**AUTHOR                      Planning**

### **PURPOSE AND BACKGROUND**

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The purpose of this report is to outline and seek Council endorsement of draft development controls for boarding houses in the Canterbury Development Control Plan 2012. This report also seeks Council's approval to place the draft amendments to Canterbury DCP 2012 on public exhibition together.

### **ISSUE**

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There is a need to align planning and development controls for boarding houses currently applying to the former Canterbury and Bankstown Councils to create consistency for this form of development.

There has been a significant growth in the number of boarding house approvals since 2009 when the *Affordable Rental Housing SEPP* (the SEPP) was introduced by the NSW Government. In particular in the former Canterbury Council, which relies upon the controls in the State Policy without any additional development controls resulting in poor development outcomes with this form of housing.

The proposed changes outlined in this report are aimed at improving design and amenity for boarding house developments across the former Canterbury Local Government Area.

### **RECOMMENDATION    That -**

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1. Council exhibit the draft Canterbury DCP 2012 (Amendment 5) at Attachment A.
2. Council note that a Gateway Certificate has been issued to amend Canterbury LEP to strengthen planning controls for boarding houses and the draft LEP amendments will be exhibited together with the DCP amendments as outlined in this report.
3. A further report be submitted to Council at the conclusion of the exhibition period outlining submissions received and way forward.
4. Council write to applicants of current development applications advising of proposed changes to the DCP and LEP.

## **ATTACHMENTS**

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

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- A. Proposed amendments to CDCP 2012 Part C
- B. Gateway Determination
- C. Planning Proposal

## **POLICY IMPACT**

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The proposed changes would result in improved development outcomes for boarding houses in the former Canterbury LGA and will align planning and development controls for boarding houses across the Canterbury Bankstown LGA.

## **FINANCIAL IMPACT**

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The proposed changes to Canterbury DCP will not result in any financial impact.

## **COMMUNITY IMPACT**

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The boarding house controls proposed will result in a positive community impact through improved amenity outcomes for future residents of boarding houses and for existing development within close proximity to future boarding house proposals.

## DETAILED INFORMATION

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### Council review of boarding houses

In December 2017 council considered a report on a review of boarding house developments across the Canterbury Bankstown area. The review:

- Identified inconsistency of controls for boarding housing development between the former Canterbury and Bankstown councils and the impact the controls have on boarding housing development in the respective areas.
- Recognised a need to develop a set of aligned and consistent controls for boarding houses for the Canterbury Bankstown LGA to create consistency for this form of development.
- The review also identified applications for boarding houses have increased significantly since the introduction of the SEPP. In nine years before the introduction of the SEPP, there were 12 boarding houses approved in our LGA with a total of 58 rooms. In the nine years after the SEPP, 35 applications have been approved (from 74 Applications) with a total of 883 boarding rooms. On average, that equates to triple the amount of applications and fifteen times the number of boarding rooms.

The former Canterbury Council has no specific controls for boarding house development, and relies on the boarding house provisions of the SEPP. The former Bankstown Council has more specific controls for this form of development in both the Bankstown Local Environmental Plan (LEP) 2015 and Bankstown Development Control Plan (DCP) 2015.

In light of this, Council at the Ordinary Meeting of 12 December 2017 resolved:

1. To prepare a planning proposal to align the planning controls of the former Canterbury Council with those of the former Bankstown Council in relation to boarding houses.
2. Controls be introduced into the Canterbury Development Control Plan 2012 for boarding houses that generally accord with those in the Bankstown Development Control Plan 2015.
3. The planning proposal be submitted to the Greater Sydney Commission for a Gateway Determination once prepared.
4. That a further report be prepared to Council after the response from the Greater Sydney Commission is received.

### Update on Planning Proposal

In accordance with Council's resolution, a planning proposal was prepared and submitted to the Department of Planning and Environment for a Gateway Determination. The planning proposal seeks to align the planning controls from the former Canterbury Council with those of the former Bankstown Council in relation to boarding houses.

The planning proposal will introduce provisions requiring a minimum frontage and site area for boarding houses into Canterbury LEP 2012.

The table below shows the existing provisions in the Bankstown LEP 2015. The proposed provisions will be included in the Canterbury LEP 2012.

Bankstown LEP 2015		
Existing Provision		
Zone	Lot size	Frontage
R2 Low Density Residential	1,200m <sup>2</sup>	20m
R3 Medium Density Residential	1,000m <sup>2</sup>	20m
R4 High Density Residential	1,000m <sup>2</sup>	20m
B6 Enterprise Corridor	5,000m <sup>2</sup>	N/A

A conditional Gateway Determination was issued by the Department on 5 May 2018 which required further analysis to justify the planning proposal. This information was provided and formal approval to exhibit the planning proposal was issued by the Department in September 2018. A copy of the Gateway Determination is shown as Attachment B.

The next step for the planning proposal is to seek community feedback on the proposal by placing it on public exhibition in accordance with the Gateway Determination. For consistency purposes it is proposed to concurrently exhibit the draft DCP controls for boarding houses and planning proposal at the same time. A copy of the planning proposal is provided for information as Attachment C.

### Existing Planning framework for boarding houses

The draft controls for boarding houses have been prepared in the context of relevant environmental planning instruments and development control plans. The key planning policies are:

- State Environmental Planning Policy (Affordable Rental Housing) 2009
- Canterbury Local Environmental Plan 2012
- Bankstown Local Environmental Plan 2015
- Canterbury Development Control Plan 2012
- Bankstown Development Control Plan 2015

### Canterbury DCP 2012

The Bankstown DCP contains specific controls for boarding houses relating to built form and amenity impacts associated with boarding houses, internal amenity for occupants, open space and sunlight access.

In accordance with Council's resolution of 12 December 2017, draft controls for boarding houses have been prepared for inclusion in Canterbury Development Control Plan 2012. These controls accord with those in Bankstown Development Control Plan 2015.

Controls for boarding houses are proposed to be included in the residential chapter of CDCP 2012. The new part is called *C7 Boarding houses*. The draft controls have been prepared to provide additional detailed controls to supplement the provisions under the SEPP and to guide boarding house development within the former Canterbury LGA.

The draft controls have been prepared to ensure planning and design of boarding house developments complements Council's general planning objectives relating to built form, amenity impacts and to provide clear guidelines to allow Council to carry out a proper assessment of boarding house applications.

Draft Part C7 is provided at Attachment A.

The intention and key features of the draft controls are explained below:

#### ***C7.1 General Objectives***

This section provides general objectives for boarding house developments in the Canterbury LGA.

#### ***C7.2 Site Planning***

Provides for development controls in relation to isolated sites and building layout and orientation which are consistent with other sections in the residential chapter.

#### ***C7.3 Building Envelope***

This section provides envelope controls for boarding house development. It is proposed to apply the 'envelope controls' specified in the other chapters of the DCP and it will be based on the predominant building type and zone in which the boarding house is located. This principle has been adopted to ensure the scale of development for boarding housing is commensurate with the scale of other permissible development in the zone, for example town house development in the R3 Medium Density zone.

As a guide the following scenarios are used:

<b>Zone in which boarding house is proposed</b>	<b>Relevant chapter DCP</b>
<b>R2 Low Density Residential</b>	C1 – Dwelling Houses and Outbuildings
<b>R3 Medium Density Residential</b>	C3 – Multi dwelling houses and attached dwellings
<b>R4 High Density Residential</b>	C4 – Residential Flat Buildings
<b>B1, B2 and B5 Business Zones</b>	Part D – Business Centres

A table in the DCP has been included for ease of reference to other chapters in the DCP.

Setback controls for boarding houses have also been included in this chapter. The setbacks are derived from the predominant building type permitted in the zone in which the boarding house is situated.

#### ***C7.4 Building Design – external***

Provides for development controls in relation to external design of boarding houses with the objective of ensuring they complement the local character and streetscape. These controls are consistent with other building design sections in the residential chapter.

### **C7.5 Car Parking**

The car parking requirements contained in chapter B1 will apply to boarding houses. An additional control has been included in this chapter to clarify the employee parking requirement. A minimum of one space per employee will be required.

### **7.6 Amenity**

This section provides for requirements in relation to solar access, overshadowing, visual and acoustic privacy impacts for boarding house developments. These controls are consistent with the amenity sections in the other chapters of the DCP.

### **7.7 Fences and Ancillary Development**

This section provides for requirements in relation to fences and building services for boarding house developments. These controls are consistent with the Fences and Ancillary section in the other chapter of the DCP.

## **Public exhibition of draft boarding house controls**

In accordance with the requirements set out in the Environmental Planning and Assessment Regulation 2000, the draft CDCP 2012 must be placed on public exhibition for a period of at least 28 days.

It is proposed to exhibit the planning proposal concurrently with the draft amendments to DCP 2012. The Gateway Determination issued by the DPE outlines the consultation requirement for the planning proposal.

The following documents will be included as part of the exhibition:

- Planning proposal and associated documents
- Gateway Determination
- Draft CDCP 2012 – C7 Boarding Houses

Following public exhibition, a report to Council addressing any issues raised in submissions will be prepared. Applicants with pending boarding house development applications will be separately consulted via letter.

## **Current boarding house applications**

Council currently has 23 boarding house development applications within the former Canterbury local government area which are under assessment and yet to be determined. Seven of these applications are under appeal in the Land and Environment Court.

The implication of the draft controls being exhibited is that pursuant to section 4.15 of the *Environmental Planning and Assessment Act 1979* the draft LEP controls will need to be a considered by Council officers and the Court when making their determination on each matter. Each application will be required to respond to the proposed controls.

To ensure transparency, Council will individually write to each applicant advising of the changes and opportunity to submit their comments during the exhibition period.

## **Conclusion and next steps**

Draft controls for boarding houses have been prepared for the former Canterbury Council, aimed to manage the potential impacts of boarding houses and to better align the planning controls from the former Canterbury Council with those of the former Bankstown Council in relation to boarding houses.

It is recommended that the draft DCP provisions for boarding houses (for inclusion in the Canterbury DCP 2012) be adopted for the purposes of public exhibition and that it be exhibited concurrently with the planning proposal to include site area controls for boarding houses in the CDCP 2012. Following public exhibition, a further report will be submitted to Council outlining the outcomes of the exhibition process.



## **6        POLICY MATTERS**

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



## **7            GOVERNANCE AND ADMINISTRATION MATTERS**

The following items are submitted for consideration -

7.1	2017/18 Annual Financial Reports	61
7.2	Quarterly Performance Report - July to September 2018	69
7.3	Code of Conduct Complaints Report	73
7.4	Special Interest Working Group Report	75
7.5	Resilient Sydney Strategy	81
7.6	Public Exhibition of Deepwater and Kelso Parklands Draft Plan of Management	87
7.7	Cash and Investment Report as at 31 October 2018	93



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## Governance and Administration Matters - 27 November 2018

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### ITEM 7.1                      2017/18 Annual Financial Reports

**AUTHOR**                      Corporate

#### **PURPOSE AND BACKGROUND**

Councillors will recall considering Council's Unaudited 2017/18 Annual Financial Reports at its Ordinary Meeting in October 2018 and resolving to refer them to our Auditor in finalising the year-end process.

Having completed the audit, in accordance with Sections 418 and 419 of the Local Government Act 1993, Council's 2017/18 Audited Annual Financial Reports, including the Auditors Report, were publicly exhibited and are now being presented to Council for information.

#### **ISSUE**

These financial reports are for the financial year ending 30 June 2018. Councillors should note that the comparative data provided in these statements refers to a slightly longer period being 13 May 2016 till 30 June 2017 due to the proclamation of the newly amalgamated Council on 12 May 2016.

Council's External Auditor has expressed an "Unmodified Opinion", on Council's 2017/18 general purpose financial statements, meaning that our statements reflect a true and fair view of our financial performance and position for the year.

In brief, Council's performance for the year was considered sound and stable. A detailed assessment of Council's results is noted further in the report.

Section 420 of the Act also allows for any person to make submissions to Council with respect to the audited financial or Auditor's Reports, which must be received by Council within seven days of the public meeting.

The Act requires that Council assess all submissions and take such action as it considers appropriate in addressing the matter. In the event that Council receives any submissions, details of the issues and proposed actions will be reported to the next Ordinary Meeting of Council. Copies of all submissions received will be referred to the Council's External Auditor.

Council's Auditor, being the NSW Audit Office, will be in attendance this evening to address Council on the 2017/18 Audited Annual Financial Reports.

#### **RECOMMENDATION** That -

1. Council note the 2017/18 Annual Financial Reports and Auditors Report.

2. Any submissions received and proposed actions relating to those submissions will be reported back to Council at the next Ordinary Meeting, if required.
3. Copies of all submissions received will be referred to Council's External Auditor

## **ATTACHMENTS**

[Click here for attachment](#)

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- A. 2017/18 Audited Annual Financial Statements

## **POLICY IMPACT**

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Council has met all related legislative requirements as set out in the Local Government Act 1993, associated Regulations and Local Government Code of Accounting Practice and Financial Reporting.

## **FINANCIAL IMPACT**

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Whilst this report does not present any direct financial impact for Council, it does convey that Council's 2017/18 financial reports present a sound and stable financial position for Council.

## **COMMUNITY IMPACT**

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There is no direct community impact resulting from this report.

## DETAILED INFORMATION

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### Executive Summary

Broadly, Council's financial performance and position as at 30 June 2018 was considered sound and stable. Council's overall position is well regarded and forms a sound base for future planning for our new City.

Whilst the financial reports provide a detailed assessment of Council's performance and position, overall, some of the more pertinent details are as follows:

- Total combined Net Operating Result of \$27.1M, and a Net Result before Grants and Contributions of (\$1.3M);
- Capital Expenditure for the year of \$55.7M, and total infrastructure asset base of \$3.4B;
- Total Cash and Investment of \$308.2M, of which \$4M is unrestricted;
- Total Liabilities of around \$100.4M, which are largely of an employee nature; and
- No outstanding borrowings.

It should be noted that comparison data shown in the financial reports, for the previous financial period, is somewhat distorted, given the longer reporting period (longer by seven weeks due to timing of amalgamation). This, together with the treatment of certain accounting transactions (processing of rating income) at the time of proclamation have meant that Council's comparison data will vary somewhat when compared with Council's 2017/18 results.

Notwithstanding Council's positive results, addressing Council's combined level of annual asset maintenance, renewal requirements and existing infrastructure backlog will be one of Council's most pressing financial issues, going forward. In total, Council's combined backlog figure is estimated at around \$29.5M.

This issue, together with Council's ongoing operational funding requirements are detailed in Council's Financial Management Strategy incorporating Council's Long Term Financial Plan and Council's Asset Management Strategy.

### Financial Performance

Overall, Council's financial position as at 30 June 2018 is considered sound and stable. A summary of Council's financial performance for the reporting period is as follows:



**Canterbury-Bankstown Council**  
**Financial Performance – Year Ending 30 June 2018**

Description	\$,000
<b>INCOME FROM CONTINUING OPERATIONS</b>	
Rates and Annual Charges	218.8
User Charges and Fees	22.8
Interest and Investment Revenue	9.5
Other Revenues	19.5
Grants and Contributions - Operating	22.8
Grants and Contributions - Capital	28.4
Net Gain from Disposal of Assets	0.7
Fair Value Increment on Investment Property	0.4
<b>Total Income from Continuing Operations</b>	<b>322.9</b>
<b>EXPENSES FROM CONTINUING OPERATIONS</b>	
Employee Benefits and On-costs	122.5
Borrowing Costs	0.4
Materials and Contracts	70.2
Depreciation and Amortisation	57.6
Other Expenses	35.9
Revaluation Decrement of IPP&E	9.2
<b>Total Expenses from Continuing Operations</b>	<b>295.8</b>
<b>OPERATING RESULT</b>	<b>27.1</b>
<b>Net Operating Result for the period before grants and contributions provided for capital purposes</b>	<b>(1.3)</b>

Once adjusted for specific capital grants and contributions (eg. Section 94), Council's Net Operating Result was a deficit of \$1.3M compared to an original budgeted deficit of \$3.9M. This is primarily due to:

Favourable variations:

- actual interest and investment revenues higher than originally budgeted due to timing of cashflows and higher than budgeted developer contributions received during the year;
- actual other revenues higher than originally budgeted including additional enforcement income, property rental income, insurance recoveries and commencement of BL&Kc management during year;

- actual capital grants and contributions received were higher than originally budgeted including new grants received during financial year that were not known when the original budget was developed and higher than budgeted developer contributions received; and
- actual materials and contracts lower than originally budgeted specifically tipping fees, green waste charges and maintenance costs;

#### Unfavourable variations

- actual depreciation charges higher than original budget as original budget prepared prior to completion of asset revaluations which increased the asset base and related depreciation; and
- revaluation decrement of drainage assets was not originally budgeted as details are unable to be determined until revaluation process had been completed as at 30 June 2018.

### Financial Position

Broadly, Council's financial position reflects the following balances:

#### Canterbury-Bankstown Council Statement of Financial Position – as at 30 June 2018

Description	\$M
<b>FINANCIAL POSITION</b>	
Current Assets	142
Non-Current Assets	3,841
<b>Total Assets</b>	<b>3,983</b>
Current Liabilities	78
Non-Current Liabilities	22
<b>Total Liabilities</b>	<b>100</b>
<b>Net Assets / Equity</b>	<b>3,883</b>
<b>CASH &amp; INVESTMENTS</b>	
External Restrictions	155
Internal Restrictions	149
Unrestricted Cash	4
<b>Total Cash &amp; Investments</b>	<b>308</b>

Council's financial position as at 30 June 2018 is considered sound and stable. Importantly, Council is well placed to continue planning for our new Council, particularly to accommodate

the pressures we face in terms of cost escalations and expected growth throughout the local government area.

Council's has a sound level of liquidity (cash & investments) to deal with ongoing operational requirements, including preserving specific cash and investments for future asset replacement programs, protecting its liabilities and satisfying Council's statutory obligations.

In terms of assets, Council capitalised a further \$55.7M in new assets throughout the period. Primarily, most funds were allocated to replacing/renewing Council's infrastructure assets, such as roads (\$15.1M), parks & reserves (\$1.4M), stormwater management (\$2.9M), footpaths (\$4.1M) and buildings (\$4.4M).

Council is similarly well placed to meet its short and long term obligations (current and non-current liabilities), such as employee entitlements, payments to its creditors within the coming financial year. Council also finalised its outstanding loan debts during the financial year.

### Performance Ratios

NSW councils are required to report their performance against certain set financial ratios and benchmarks set by the State Government. Notwithstanding the varied scale and size of all councils, the ratios provide a basis to annually compare all councils on a consistent basis.

A summary of Council's performance ratios, when compared to the benchmarks is as follows:

Ratio	Industry B/Mark	CBC (2016/17)	CBC (2017/18)	B/Mark (2017/18)
<b>Operating performance</b>	>0%	(1.2%)	2.3%	Yes
<b>Own source operating Revenue</b>	>60%	75.7%	84.1%	Yes
<b>Unrestricted current</b>	>150%	291%	307%	Yes
<b>Debt service cover</b>	>2X	18X	49X	Yes
<b>Rates and annual charges outstanding</b>	<5.0	4.0%	4.8%	Yes
<b>Cash expense (months)</b>	>3.0	11.9	14.3	Yes
<b>Building &amp; infrastructure renewals</b>	>100%	75.8%	41.9%	No

As at 30 June 2018, Council's exceeded all operational related financial benchmarks.

Separately, Council's building & infrastructure renewals ratio is quite low when compared to expected industry levels, an issue which has been discussed with Councillors at our finance briefing sessions and detailed in Council's Financial Management Strategy incorporating Council's Long Term Financial Plan. Whilst not having any major immediate consequences, this issues must be addressed as part of Council's long term financial and asset planning requirements.

### Annual Financial Reports

A complete set of Council's 2017/18 financial reports are attached, for Council's information. As indicated earlier, Council's Auditor will be in attendance to address Council on the matter and provide a more detailed assessment of Council's results.



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## Governance and Administration Matters - 27 November 2018

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### ITEM 7.2 Quarterly Performance Report - July to September 2018

**AUTHOR** City Future

#### **PURPOSE AND BACKGROUND**

To present the first quarter performance against Council's 2018/19 Operational Plan activities including capital works and financial performance for the three month period July to September 2018.

#### **ISSUE**

This report has been prepared in accordance with the requirements of the Integrated Planning and Reporting Framework which stipulates that regular progress reports are required to be provided to Council and the community. At Canterbury-Bankstown, they are provided on a quarterly basis.

It demonstrates the organisation's performance during the period 1 July 2018 to 30 September 2018 in delivering the actions outlined in Council's 2018/19 Operational Plan. The Operational Plan is a key plan for our city. It translates our priorities and services, set out in our Delivery Program, into measureable actions for the financial year.

In providing information on performance measures, status of projects, highlights and achievements, this report is divided into the following components:

- Operational result
- Capital result
- Financial performance

#### **RECOMMENDATION** That -

1. Council notes the quarterly performance report ending 30 September 2018.
2. Council adopt the September 2018 Quarterly Budget Review as outlined in this report.

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

- A. 1st Quarter Executive Summary - 2018/19 Operational Plan
- B. 1st Quarter Detailed Progress - 2018/19 Operational Plan
- C. Budget 2018-2019 September Revision Reports
- D. September Revision Budget Review

## **POLICY IMPACT**

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The quarterly review is prepared in accordance with Schedule 1 of the Local Government Amendment (Planning and Reporting) Bill 2009, which requires regular progress reports to be provided to Council and community. Council currently generates reports on a quarterly basis to ensure thorough monitoring of the commitments it has made to the community.

## **FINANCIAL IMPACT**

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The report presents Council's operating result as at 30 September 2018.

## **COMMUNITY IMPACT**

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The report provides the community with an understanding of Council's performance in delivering its yearly Operational Plan as well as an update on the financial position as at 30 September 2018.

## **DETAILED INFORMATION**

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### **Operational Result**

Council financial performance for the first quarter of 2018/19 is considered sound and stable.

Broadly, Council's Operational Plan is progressing well, with 92% of projects listed currently on track to be completed this year.

Attachment A provides an overview of key highlights and achievements from the first quarter around the seven destinations. The destinations are: Safe & Strong; Clean & Green; Prosperous & Innovative; Moving & Integrated; Healthy & Active; Liveable & Distinctive; and Leading & Engaged. They help to identify how Council is progressing towards achieving the community's aspirations in each of these areas.

Detailed actions for service area are outlined in Attachment B.

### **Capital Result**

The City of Canterbury Bankstown's 2018-19 Capital Works Program contains an investment of \$90 million which equates to the delivery of 473 infrastructure projects.

An additional 187 projects totalling \$34.9M were carried forward from the 2017/18 financial year and are planned to be delivered this year.

In the first quarter, 60% of projects are on track for delivery this year. A snapshot of progress is provided in Attachment A, with detailed comments on capital projects outlined in Attachment B.

### **Financial Performance**

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

Having reflected all required adjustments, Council's revised Operating Result is expected to be a deficit of \$9.7M, a decrease of \$18.0M to that set as part of the original budget process. The decrease is predominantly due to operational budget carryovers of \$7.8M, as resolved by Council at the August Council meeting, that are largely grant related, and the prepayments of the 2018/19 Financial Assistance Grant in June 2017/18 of \$5.5M.

Council's capital works and acquisition program is now expected to be \$122.7M, having increased by \$32.6M to that originally proposed. The adjustment largely relates to the need to account for carryovers (2017/18) resolved by Council at the August Council meeting and additional grant funded projects identified throughout the first quarter.

In reflecting our carryover program and other adjustments made as a part of this revision, Council's level of cash and equivalents are expected to decrease by approximately \$14.3M (assuming no carryovers exist at 30 June 2019).

Having completed the review, Council's major ratios remain at acceptable industry levels.

Further detailed analysis regarding the September review, including the Quarterly Budget Review Statements, is provided in Attachments C and D. The review contains details of any major variations which are reflected by the adjustments detailed in the Quarterly Budget Review Statements.

### **Conclusion**

The Quarterly Report (Attachments A and B) provide a progress report for the first quarter of Council's 2018/19 Operational Plan. The provision of this report ensures Council is meeting its obligations under the Integrated Planning and Report Framework and contributes to the ongoing enhancement of good governance across Council. The data contained within these reports will also be made available on Council's website.



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## Governance and Administration Matters - 27 November 2018

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### ITEM 7.3                      Code of Conduct Complaints Report

**AUTHOR**                      Corporate

#### **PURPOSE AND BACKGROUND**

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In accordance with its procedures, Council is required to annually complete and submit relevant complaint statistics to the Office of Local Government.

The reporting period is 1 September 2017 to 31 August 2018.

Council carries out an assessment of all formal complaints received throughout the year, as they relate to Councillors and the General Manager.

Where necessary, Council's procedures require certain complaints to be independently assessed (eg. referred to a Conduct Reviewer) and relevant action taken, as determined/required.

The Return is required to report on Code of Conduct complaints relating to Councillors and the General Manager only.

Attached is the required annual return for the preceding reporting period. There was one complaint recorded for the period.

The return will be forwarded to the Office of Local Government as required.

#### **ISSUE**

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To note the attached Code of Conduct Complaints Statistics Report prepared for the Office of Local Government.

#### **RECOMMENDATION**

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That the information be noted.

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

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- A.     Code of Conduct Complaints Statistics

**POLICY IMPACT**

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The requirements of the Code of Conduct have been met.

**FINANCIAL IMPACT**

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There is no financial impact.

**COMMUNITY IMPACT**

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There is no community impact.

### ITEM 7.4                      Special Interest Working Group Report

**AUTHOR**                      City Future

#### **PURPOSE AND BACKGROUND**

Council is facing unprecedented levels of change across the City, as a result of major projects and strategies being driven by the NSW Government such as the Sydney Metro and the Sydenham to Bankstown Urban Renewal Strategy. Council has introduced the 'Special Interest Working Group', which are representatives from local community groups and organisations, within the affected area, who were given the opportunity to be briefed in detail on the background to the Sydenham to Bankstown corridor project. A total of 15 members were recruited for this panel.

The purpose of the Special Interest Working group initiative was to provide Councillors with a further level of community insight into the Sydenham to Bankstown Urban Renewal Corridor. This is similar to the Community Voice Panel which was reported to Council on 24 July 2018.

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

#### **ISSUE**

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

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

#### **RECOMMENDATION** That -

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

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

- A. Special Interest Group report

## **POLICY IMPACT**

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Information will be used to inform future policy matters in relation to the Sydenham to Bankstown Urban Renewal Corridor.

## **FINANCIAL IMPACT**

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There is no financial impact.

## **COMMUNITY IMPACT**

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By engaging with our communities, we can understand what's of most importance to them now and into the future. This innovative approach to engagement provided opportunity for the community to share their concerns, identify opportunities and learn about projects that may have a major impact on their City.

'Special Interest Working Group' provides Councillors with another perspective from a community group insight.

## DETAILED INFORMATION

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### WORKSHOP DETAILS

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

Workshops were hosted at:

- Bankstown Library and Knowledge Centre – 27 June 2018
- Campsie Library and Knowledge Centre – 25 July 2018
- Belmore Sports Ground, Bulldogs Boardroom – 22 August 2018
- Canterbury Hurlstone Park RSL – 19 September 2018

The Special Interest Working Group members were to attend four workshops. The program for workshops one, two and three provided the group with base line information while the objective of workshop four, was to obtain and document feedback from Panel members on areas across the corridor on the following:

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

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

#### **Workshop ONE – 27 June 2018**

14 of the 16 panel members attended and included presentations from:

Council – presented an overview of Council's position on the strategy.

University of New South Wales – discussed growth targets and planning for Greater Sydney

Panel members were asked to pin point on a map of the corridor where their organisation is based and to identify the in areas that are most at risk because of the Strategy.

#### **Workshop TWO – 25 July 2018**

14 of the 16 panel members attended. Presentations on the night were:

- University of Technology Sydney – presented on traffic and transport focused around the Metro proposal
- Roberts Day – presented on place making concepts and creating liveable places

Plenary discussion: The panel was provided with the opportunity to ask questions and improve their understanding on the focus areas and impacts of the Corridor Strategy.

### **Workshop THREE – 22 August 2018**

11 of the 16 panel members attended; presentations on the night were:

- NSW Department of Planning – provided clarity on Department of Planning’s Draft Urban Renewal Strategy and discussed the new direction. They also discussed design issues and planning for good design
- SGS Economics and Planning – presented on housing approaches

Plenary discussion: The panel participated in activities and identified some of their top issues and opportunities for liveability and transport in relation to the Sydenham to Bankstown Urban Renewal Corridor.

### **Workshop FOUR – 19 September 2018**

12 of the 16 panel members attended.

Council hosted the final workshop for the Special Interest Working Group members recapping the initiative’s program of presentations, the matters discussed and the key themes of issues and opportunities from previous sessions.

Activity: The panel participated in activities which included a visual map of precincts along the Sydenham to Bankstown Corridor, to discuss issues and opportunities around urban design and activation, housing affordability, social impacts and traffic and transport. The panel used their knowledge from the key themes presented in the previous workshops to guide their discussions.

The following is a summary of the Panel’s comments on town centres they chose to discuss.

#### **Canterbury**

- Good quality retail
- Connections to and across the river
- Create a proper town centre
- Create community facilities and community centres
- Pedestrian links
- Different roles of streets. E.g. spice alley lane
- Increase commuter car parking

#### **Campsie**

- A vibrant shopping centre for the Asian community
- The main shopping strip on Beamish Street should be retained
- Beamish Street cannot take the development
- There is potential for development away from Beamish Street
- Extend the town centre away from Beamish Street
- Seeing older units redeveloped or refurbished
- Walkways along and across the Cooks River
- Schools need to be expanded to cater to growth

- Parks are used well
- All the banks are in Campsie (a positive thing)
- Separating the pedestrians and bikes at Cooks River should be a priority
- Maximise the use of Cooks River
- Expand the hospital
- Some traffic issues

### **Belmore**

- Some parts of Belmore should be heritage listed
- Most of these heritage areas are around the train station
- Great village atmosphere and low rise should be retained
- Leylands Parade is perfect for a green open space
- The bowling club at Terry Lamb Reserve needs to be turned into a community facility
- Arts precinct in Belmore needs to be built
- Burwood Road café outdoor dining takes up half the footpaths
- Outdoor dining and smoking is occurring along Belmore's main street
- Belmore Oval is not accessible because of the Bulldogs

### **Wiley Park**

- Recycling the red brick units or refurbish the three and four storey walk-up units
- Provide incentives to recycle these buildings – renovate these
- Wiley Park shopping strip is not a strip, trees need to be planted to beautify sections of King Georges Road and Lakemba Street
- Make attractive high rises
- No adequate car parking

### **Hurlstone Park**

- Great village feel
- Night time economy is great, a lot of nice places to go
- Create a hub or facility where the bowling club was
- Have a community hub to assist with night economy
- More retail precincts in Hurlstone Park
- Pharmacy and other services
- Make Ewen Park more usable

There was a strong emphasis on the need to deliver infrastructure with growth and not just propose a housing plan and whilst five centres were looked at in detail, a lot of the recommendations and principles could be applied across the Corridor.

The group also noted concern towards not driving out existing communities and ensuring that future development could be sympathetic to the existing areas while being well-designed.

The diversity, not just in culture but also in social and economic background, was continually identified by the group as the main defining feature of the corridor and the LGA. Maintaining this diversity, the vitality and vibrancy it brings to the wider community was identified as an essential key theme through connectivity, particularly across and within precincts. Connectivity was also raised with regard to access to the river and to parks and open spaces. The group were very clear about what makes a good place and in particular what makes a good town centre.

A report with detailed findings is included in Attachment 1.

The insights collected from the Community Voice Panel and the Special Interest Working Group on the Sydenham to Bankstown Urban Renewal Corridor Strategy, will allow Council to confidently respond in an informed manner on planning matters from State government.

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

- The information provided by multiple sources
- Being able to have a say in what happens in our community
- Hearing others insights and thoughts on the corridor strategy
- The opportunity to participate in great discussions which demonstrates Councils commitment to engaging with our community



### ITEM 7.5                      Resilient Sydney Strategy

**AUTHOR**                      City Future

#### **PURPOSE AND BACKGROUND**

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The City of Canterbury Bankstown joined the Resilient Sydney Program in 2015, a program designed to develop a Resilience Strategy for Metropolitan Sydney.

Over the last three years, Council has assisted with the strategy development, including the identification of the key shocks and stresses and community research.

In July, the *Resilient Sydney – A strategy for city resilience 2018* was released, setting the direction for metropolitan Sydney. This strategy requires Sydney to act as one city, in order to strengthen our ability to survive, adapt and thrive in the face of increasing global uncertainty and local shocks and stresses.

A key element of the strategy is the City resilience commitment invitation. All stakeholders including Government, are invited to pledge to build their capacity to understand and manage vulnerabilities, interdependencies and risks. This will improve ability to maintain continuity and improved safety for local communities as well as customers and employees during times disruptions and disasters.

#### **ISSUE**

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City resilience is the capacity of individuals, communities, businesses and systems within a city to survive, adapt and thrive no matter what kinds of chronic stresses and acute shocks they experience.

Disasters and disruptions can be expensive and impactful – whether they are caused by short term shocks or chronic stresses in cities. People can lose lives. Livelihoods and mental health can be affected. Governments, businesses and the community are required to take responsibility for losses and recovery costs when infrastructure fails, markets change or the environment is damaged.

While Council has a well-structured Emergency and Disaster Response Plan it does not currently have a holistic approach to resilience, however work has commenced on the development of a CBCity Resilience Action Plan. When disruptions are expected and planned for, we will strengthen our ability to survive, adapt and thrive.

Endorsement of this strategy, will demonstrate Council's commitment to innovation and leadership, as well as working to ensure the safety, wellbeing and preparedness of our community to thrive in times of uncertainty.

## **RECOMMENDATION** That -

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1. Council endorse, in principal the *Resilient Sydney: A strategy for city resilience 2018*, as attached.
2. Council commit to continuing to build capacity and understanding to manage vulnerabilities, interdependencies and risks for a more resilient City as outlined in the report.
3. Council support the identification of appropriate elements in the Resilient Sydney Strategy be incorporated into the CB Resilience Action Plan (currently under development).

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

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- A. Resilient Sydney Strategy Summary

## **POLICY IMPACT**

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Endorsement of the strategy will support achieving the Community's 10 year vision for the City, as outlined in the Community Strategy Plan, specifically for a Liveable and Distinctive City, a Leading and Engaged City and a Clean and Green City. This will also provide guidance for the development of the associated pathways and plans identified in the Delivery Program under these three key directions.

## **FINANCIAL IMPACT**

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There is no financial impact this financial year as a result of this report. Work to develop a CBCity resilience action plan is included in the current operational budget. Future activities or programs in support of the Resilient Sydney Strategy or CBCity Resilience Action Plan will be included in forward year budgets.

## **COMMUNITY IMPACT**

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Council participation in any future actions identified in the Resilient Sydney Strategy or the CBCity Resilience Action Plan will assist in building the capacity and resilience of community members. Successful implementation will include increased community participation in building and strengthening local connections, increased social cohesion, ensuring preparedness, safety and support in times in emergencies or disruptions and ability to adapt to a changing climate.

## DETAILED INFORMATION

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Resilient Sydney is a 100 Resilient Cities initiative in collaboration with the City of Sydney, the metropolitan councils of Sydney and the NSW Government.

In 2014 Sydney was selected to join the 100 Resilient Cities network, pioneered by the Rockefeller Foundation. The program began in 2015 with Phase I including a preliminary assessment of Sydney's resilience and identification of the key shocks and stresses. Phase II began in 2016, with extensive community research and technical research with over 1000 people and 100 organisations to set resilience priorities and co-design solutions.

In July 2018 the Resilient Sydney Strategy was released with all 33 councils of the city coming together with State Government, academia, business and the community sector to acknowledge metropolitan scale activities are needed to build Sydney's resilience.

Over the last three years, Council has assisted with the two key phases of the strategy development including;

- Preliminary assessment of Sydney's resilience and identification of the key shocks and stresses and
- Extensive community research and technical research with over 1000 people and 100 organisations to set resilience priorities and co-design solutions.

### **Resilient Sydney**

*Resilient Sydney – A strategy for city resilience 2018* is the first resilience strategy for metropolitan Sydney. The strategy sets the direction to strengthen our ability to survive, adapt and thrive in the face of increasing global uncertainty and local shocks and stresses.

The Strategy has one Vision, five Directions in a five year action plan of 35 actions. A summary of the strategy is attached and the complete document can be viewed at: [https://www.cityofsydney.nsw.gov.au/\\_data/assets/pdf\\_file/0013/303700/Resilient-Sydney-A-strategy-for-city-resilience-2018.pdf](https://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0013/303700/Resilient-Sydney-A-strategy-for-city-resilience-2018.pdf)

The Vision for the strategy is: Metropolitan Sydney is connected, inclusive and resilient.

The five directions are as follows;

1. People centred city  
We include communities in decision making for growth and equity, so people connect to where they live and are able to access transport, affordable housing and education and employment opportunities.
2. Live with our climate  
We adapt to sustain our quality of life and our environment, so people have access to public and recreation space and natural environments throughout the city for climate comfort and safety health and city connections.

3. Connect for strength  
Every Sydneysider will feel they belong in our community and city.
4. Get ready  
We know how to prevent, respond and recover, where Sydneysiders and organisations understand the risks they face and how to work together to respond to them, now and in the future.
5. One city  
We are one city, where governing organisations across Sydney pledge to build their capacity to understand and manage vulnerabilities, interdependencies and risks for everyone in resilient metropolitan Sydney.

The strategy supports Metropolitan Councils to participate, build connections and develop their own resilience plans. The City of Canterbury Bankstown has been invited to make a resilience commitment and take part in actions identified in the strategy.

### **CBCity Resilience Plan**

CBCity 2028 has recognised the need to “understand and manage vulnerabilities, interdependencies and risks for a more resilient city”. To ensure effective leadership and good governance, the CBCity Operational Plan 2018-19 has directed the development of a Resilient City Program including:

- Work to support the Resilient Sydney Program Initiatives
- Development of an Action Plan for the city in response to the Sydney Resilient Strategy

### **Sydney Resilience Commitment**

Today, Sydney is one of the most diverse cities in the world with a population of close to 5 million people made up of 200 vibrant cultures. While the metropolis is known for the beauty of its natural environment and outdoor lifestyle, Sydney is struggling to maintain its livability and equity during a time of rapid growth. Communities across Sydney have experienced a range of chronic stresses such as a lack of housing affordability, transport congestion, storms and flooding, bushfires and even cyber-attacks. To become connected, inclusive and resilient is a challenge every major organization in Sydney must address together in order to create a place of opportunity and well-being for everyone. Developed with input and insights from elders, community groups, government and business representatives, the Resilient Sydney Strategy marks a new spirit of collaboration and connection across the city.

All government, business, academic and community sector organisations in metropolitan Sydney have been invited support the implementation of this strategy by building their capacity to understand and manage vulnerabilities, interdependencies and risks for everyone in metropolitan Sydney.

By endorsing this strategy, in principle, Council will demonstrate innovation and leadership, as well as the aspiration to improve the wellbeing and prosperity of our community.



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## Governance and Administration Matters - 27 November 2018

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### ITEM 7.6                      Public Exhibition of Deepwater and Kelso Parklands Draft Plan of Management

AUTHOR                      City Future

#### PURPOSE AND BACKGROUND

Deepwater Park and the public reserves that combine to form Kelso Parklands were excluded from Council's Generic Plan of Management (PoM) pending the preparation of a specific PoM for these sites. A draft PoM has been prepared to bring this land in line with the requirements of the (*Local Government Act 1993*) and is required to be placed on exhibition prior to final consideration.

#### ISSUE

Deepwater Park and Kelso Parklands form a connected regional park system. They are currently identified in a number of different plans of management and should be planned and managed holistically for efficient and effective community outcomes.

The PoM has been prepared to comply with the (*Local Government Act 1993*) and to enable appropriate uses of the land through the adoption of permissible uses and development, management objectives and performance targets.

#### RECOMMENDATION    That -

1. Council endorse the public exhibition of the Deepwater and Kelso Parklands draft Plan of Management, as outlined in the report.
2. A further report is presented to Council at the conclusion of the public exhibition period.
3. Council proceed to carry out the proposed actions, as outlined in the report.
4. The General Manager be delegated authority to carry out and administer the required statutory process and sign all relevant documentation, as required.

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

- A. Deepwater and Kelso Parklands draft Plan of Management

## **POLICY IMPACT**

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This PoM will provide strategic direction for this site and is consistent with Council's requirements under the (*Local Government Act 1993*). The plan identifies the permissible uses and development at the site and enables leases, licences and other estates.

## **FINANCIAL IMPACT**

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This PoM will not have an immediate financial impact. Any future works identified as part of the PoM will be considered through the normal Operational Planning process.

## **COMMUNITY IMPACT**

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The PoM fulfils Council's statutory obligations in respect to public land management under the requirements of the Local Government Act 1993 and aims to maximise access to passive and active recreation facilities for local and regional users. The PoM identifies opportunities within Council's capacity to respond to current needs and provide direction for future actions that will cater for growth and increase recreation options.



## DETAILED INFORMATION

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### Background:

Deepwater Park and Kelso Parklands are a group of seven reserves situated adjacent to the Georges River on the western edge of the city in the suburbs of Milperra and Panania. The reserves are Deepwater Park, Kelso Park (north), Kelso Park (south), Marco Reserve, Kelso Beach Reserve, Killara Reserve and Horsley Reserve. The extensive site is in a prominent location adjacent to the Georges River.

### This Plan of Management for Deepwater Park and Kelso Parklands aims to:

- Fulfil Council's statutory obligations in respect to public land management under the requirements of the Local Government Act 1993;
- Provide a framework and maximise opportunities for sustainable, long-term management of community land;
- Manage bushland for its ecological, aesthetic, recreational, educational and scientific values;
- Be consistent with all of Council's plans and strategies and provide a basis for assigning priorities in works programming and budgeting;
- Maximise the passive and active recreational opportunities of Deepwater Park and Kelso Parklands within Council's capacity;
- Respond to current needs and opportunities as well as providing future direction;
- Reflect the values and expectations of the key stakeholders, the local and wider community and other users for the future use and enjoyment of Deepwater Park and Kelso Parklands; and
- Be a resource for both Council staff and the public regarding the potential leasing and licensing of community land.

### Purpose:

Council's Community Land Generic Plan of Management states that some open spaces require specific Plans of Management to be prepared for reasons such as their substantial size, large number and variety of uses, and community concern about particular sites and potential uses.

Deepwater Park and Kelso Parklands require a specific PoM because it has substantial size and significance, multiple owners, and has a large number and variety of uses. There are also significant on-going capital and maintenance costs to Council.

The various clubs and associations that are housed at the reserves covered by this PoM have substantially invested in the site and any surety of tenure in the form of a lease or licence must be authorised in the PoM. The site also contains critical habitat, being four Endangered Ecological Communities (EECs) under the (*Biodiversity Conservation Act 2016*).

The PoM identifies the categories of Community Land across the study area that in turn direct the permissible uses and development of the site consistent with the management objectives. These permissible uses and development, management objectives and performance targets are displayed in detailed tables within the PoM.

**Specific issues and changes addressed by this plan:**

- The PoM has reviewed the categorisation of all lands to ensure compliance with the current and proposed future uses. This action has re-categorised the former Panania Recreation and Bowling Club at 22 Homelea Avenue, Panania from *sportsground* to *general community use* to enable a broader range of community based activities to be permitted on the site.

This action will allow Council to undertake an expression of interest for future uses of this site.

- At present, a portion of the proposed PoM includes land (Lot 20 DP 859405), which is currently leased to Panania-East Hills RSL (the Club). The land consists of a car park, which is utilised by the Club to support their operations and tennis courts, which are operated by the Canterbury-Bankstown Tennis Association.

Given its varied use and/or outcomes, it is proposed that the PoM reflect a more appropriate categorisation for the specific site, being '*general community use*' for that component utilised by the club car parking purposes and that the land currently utilised for tennis, be categorised as '*sportsground*'.

Subject to its exhibition and adoption, Council will proceed to sub-divide the land currently being utilised for tennis and look to separately manage it, as required.

In light of the above and Council's decision of 28 February 2017 (Report Attached), Council will update its ongoing lease negotiations with the Club to reflect the above.

- Other key changes to land categorisation include
  - Marco Reserve from park to sportsground (amendment to reflect current use)
  - Horsley Reserve from park to general community use; and
  - Land on the corner of Henry Lawson Drive and Maxwell Avenue (456 Henry Lawson Drive , Milperra-former market garden site) from park to general community use

**Proposed Actions:**

Having regard to the above, it is proposed that:

- In accordance with the *Local Government Act 1993*, Council carry out the required public exhibition process of the PoM, being for a period for a minimum 28 days, with a further 14 days to receive submissions.

- A public hearing be held in this time and the document will be exhibited on Council's website, in the Customer Service Centre and in the libraries. During the exhibition period consultation will occur with relevant users groups.
- In accordance with the community engagement policy, Council commits to undertaking extensive consultation as part of the exhibition process to ensure the community is provided with the opportunity to participate in decision making and strategy development.

Subject to its exhibition and adoption, Council:

- Conduct an Expression of Interest for the use of the former Panania Recreation and Bowling Club building and grounds;
- Conduct an Expression of Interest for the use of the land on the corner of Henry Lawson Drive and Maxwell Avenue ((456 Henry Lawson Drive , Milperra former market garden site);
- Commence the relevant sub-division process to separately manage/operate the current tennis courts, currently occupied by the Canterbury Bankstown Tennis Association; and
- Following adoption of the Deepwater Park and Kelso Parklands PoM, prepare a master plan and priority works action plan to ensure works are included in Council's works program in a timely manner.

Notwithstanding the above, Council will continue its current lease negotiations with the Club for car parking purposes however, the ongoing negotiations will reflect the proposed amendment to exclude the land currently utilised for the purposes of tennis.



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## Governance and Administration Matters - 27 November 2018

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### ITEM 7.7                      Cash and Investment Report as at 31 October 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 October 2018.

#### **RECOMMENDATION**    That -

1.     The Cash and Investment Report as at 31 Oct 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 October 2018

## **POLICY IMPACT**

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

## **FINANCIAL IMPACT**

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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

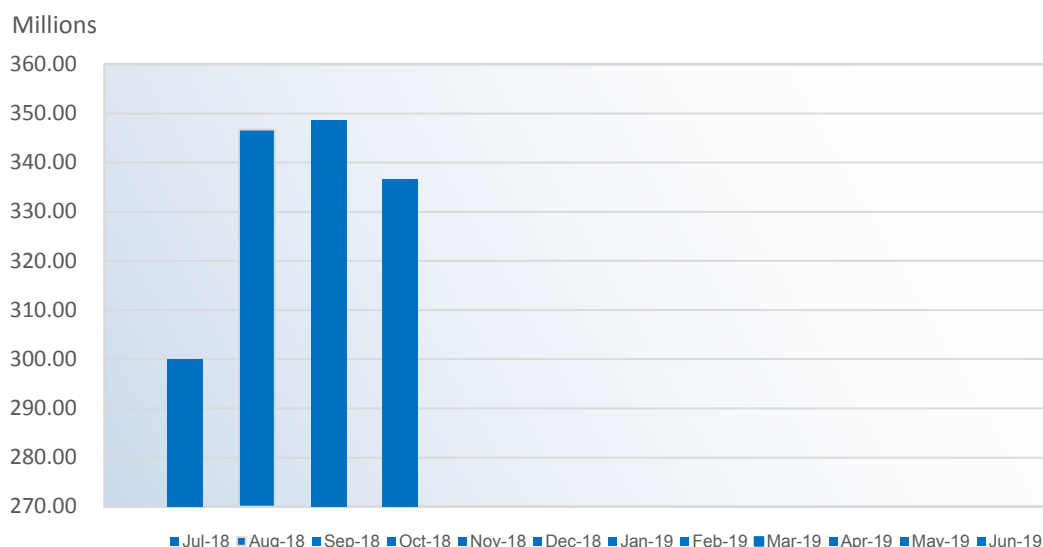
### Cash and Investment Summary – as at 31 October 2018

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

Cash and Investments	\$
Cash at Bank	1,443,965
Deposits at Call	35,390,223
Term Deposits	257,623,000
Floating Rate Notes	42,098,581
<b>Total Cash and Investments</b>	<b>336,555,769</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 2018 to June 2019.

**Cash and Investment Rolling Monthly Balance 2018-2019**



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

Interest Income	Oct 2018 \$	Year-to-date Oct 2018 \$
<b>Budget</b>	718,750	2,875,000
<b>Actual Interest</b>	910,586	3,244,884
<b>Variance</b>	191,836	369,884
<b>Variance (%)</b>	26.69%	12.87%

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>	11	100
<b>Working Capital Funds ( 0-3 months)</b>	8	100
<b>Short Term ( 3-12 months )</b>	28	100
<b>Short – Medium ( 1-2 years )</b>	18	70
<b>Medium ( 2-5 years )</b>	35	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>	0.5
<b>Deposits at Call</b>	10.5
<b>Term Deposits</b>	76.5
<b>Floating Rate Notes</b>	12.5
<b>Total Cash and Investments</b>	100%



## **8 SERVICE AND OPERATIONAL MATTERS**

The following items are submitted for consideration -

8.1	Leisure and Aquatic Strategic Plan	99
8.2	Investigation into Upgrading Campsie Chambers	105
8.3	SSROC Street Lighting Improvement Program (SLI) Program Update	115



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## Service and Operational Matters - 27 November 2018

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### ITEM 8.1                      Leisure and Aquatic Strategic Plan

**AUTHOR**                      City Future

#### **PURPOSE AND BACKGROUND**

To inform Council of the draft Leisure and Aquatic Strategic Plan and seek endorsement for public exhibition of the draft plan to obtain community feedback. A future report outlining the feedback received during the exhibition period will be reported back to Council.

#### **ISSUE**

Prior to amalgamation both former Councils had undertaken reviews of their leisure and aquatic facilities and services. Following amalgamation, a holistic review of these services across the new city was required to understand the condition, performance and capacity of these facilities to meet future needs of the community.

This review has considered the current condition, performance against benchmarks and capacity of the existing facilities to meet the future needs of the community. The review also considered the impacts and opportunities from current and proposed aquatic facilities in neighbouring local government areas. The recommended actions for the future delivery of leisure and aquatic facilities require public exhibition prior to the commencement of detailed facility planning and design.

The public exhibition period is proposed to coincide with the peak swimming season and will be highly prominent at Council leisure and aquatic facilities to ensure a high level of public engagement regarding the preferred facility concepts.

#### **RECOMMENDATION**    That -

1.     Council endorse the draft Leisure and Aquatic Strategic Plan for public exhibition.
2.     A further report be prepared following the close of the exhibition period to consider any submissions received.

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

- A.     Leisure and Aquatic Strategic Plan
- B.     Greenacre Splash Park Concept

## **POLICY IMPACT**

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There is no policy impact as a result of the report.

## **FINANCIAL IMPACT**

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The Leisure and Aquatic Strategic Plan will not have an immediate financial impact. Further reports will be provided to Council on specific changes to aquatic facilities for consideration. Implementation of key recommendations in the Plan will be funded through Council's capital works program and the methods proposed in Section Five of the Plan. These cost estimates are inclusive of 30 year asset lifecycle costings.

## **COMMUNITY IMPACT**

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Leisure and aquatic facilities contribute to the community's quality of life and overall well-being. They provide social, economic and environmental benefits to the community. Leisure and aquatic facilities also represent a significant proportion of Council's assets portfolio and, as a community resource, represent a strong financial commitment by Council to the community.

Public exhibition of the plan provides the community with the opportunity to engage and participate in decision making and contribute to planning community facilities to service current and future residents.

## DETAILED INFORMATION

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The former Canterbury and Bankstown City Councils had strategies which provided information on all the leisure and aquatic facilities within the amalgamated Canterbury-Bankstown area. However, they did not look at the centres holistically. Over the past year, Council has engaged specialist consultants (Aecom) to review all aspects of Canterbury-Bankstown's leisure and aquatic facilities and services. This review provided the recommendations that form this plan as the vision for the future.

The findings of this review indicated that the current facilities do not meet community needs and expectations and the facilities are approaching the end of their viable lifecycle. Notably the facilities were found to be over supplied, provide a lack of diversity and flexibility, are financially inefficient and do not comply with current standards and legislation.

While there are many issues to resolve, these facilities contribute to positive health outcomes which can be increased through continued investment by Council. For example, Birrong Leisure and Aquatic Centre had high patronage, particularly among children through the learn to swim program. Moving forward, Council has the opportunity and obligation to make significant upgrades to our facilities to improve user experience and increase participation.

### **Draft Recommendations:**

The draft plan confirms the recommendation of the North West Local Area Plan to close the Wran Leisure and Aquatic Centre and provide a new multi-purpose community centre in Villawood at Thurina Park.

The Greenacre Leisure and Aquatic Centre has been non-operational for a number of years and is also recommended for closure with an alternate leisure and aquatic experience provided by the development of a new water play park in Greenacre.

Facilities at Revesby, Canterbury, Birrong and Roselands are retained with an emphasis that these centres will provide diverse and flexible facilities and programs servicing district and local needs.

The Revesby and Canterbury Centres will be upgraded and provide district level services at either end of the city (and have been identified as high priority) while the Roselands and Birrong centres are to be retained as local facilities.

The specific actions for each of the facilities are shown below:

### **Max Parker Leisure and Aquatic Centre (Revesby)**

- Retain: District level
- Redevelop outdoor 50m pool – potential indoor
- Redevelop 25m indoor pool for warm water program
- Investigate new 30m pool for sports / warm water program
- Investigate splash pad within facility
- New multi-purpose fitness, wellness and health facilities servicing the western precinct of the city
- Reconfigure layout to improve access and also parking

**Canterbury Leisure and Aquatic Centre:**

- Retain: District level
- Redevelop outdoor 50m pool
- Redevelop indoor 25m warm pool for learn to swim and laps
- Introduce new indoor 20m pool for warm water program
- New multi-purpose fitness, wellness and health facilities servicing the eastern precinct of the city
- Increased connection and explore opportunities for new environmental sensitive design plant & equipment, shared with the ice rink

**Birrong Leisure and Aquatic Centre:**

- Retain: Local level
- Maintain use of outdoor 50m pool and at end of life, review need/demand
- Redevelop indoor 25m pool for learn to swim and laps
- Invest / construct indoor 20m pool for warm water program space
- Retain existing outdoor space
- Redevelop change facilities and entrance
- Consider operational hours of 50m pool more immediately

**Roselands Leisure and Aquatic Centre:**

- Retain: Local level
- Facility development within current boundaries
- Maintain summer use of outdoor 50m pool
- New indoor pool for learn to swim, laps and warm water program
- Redevelop change facilities and improve access
- Develop outdoor water play area
- Investigate co-location of future facilities within retail precinct

**Greenacre Leisure and Aquatic Centre:**

- Decommission existing pool area and make safe
- Construct new water play park with associated facilities and amenity

**Wran Leisure and Aquatic Centre (Villawood):**

- Decommission and demolish Wran Leisure and Aquatic Centre
- Build new community facility at Thurina Park

**Public Exhibition**

In accordance with the Community Engagement Policy, Council commits to undertaking consultation to ensure the community is provided with the opportunity to participate in Council's decision making and strategy development process.

Given the significance and future financial commitments associated with this project, Council proposes to conduct public exhibition of the draft Leisure and Aquatic Strategic Plan for an extended period over the summer months, from 1 December 2018 through to 12 March 2019. Approximately 40 community pop-up stalls will be hosted at leisure and aquatic facilities and Canterbury-Bankstown town centres over the exhibition period including the 2018 Carols in the Park event and at the soon to be opened Riverwood Library. Culturally and linguistically diverse stakeholders will be considered in the development of all material, information will be

translated into Arabic, Vietnamese and Greek and include the relevant contact information for further translation and interpreting services. Along with traditional media, social media will be heavily utilised to promote the draft strategic plan over the exhibition period. Council will engage specifically with local schools throughout February 2019 with information distributed to students, parents and families. Residents will be able to view the draft strategic plan and lodge an on-line submission at [cb.city/haveyoursay](http://cb.city/haveyoursay). This will be the largest single engagement project conducted by Council since the CBCity 2028 Community Strategic Plan consultation and reflects the contribution these facilities make to the social, economic and environmental benefits to the community.





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## Service and Operational Matters - 27 November 2018

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### ITEM 8.2                      Investigation into Upgrading Campsie Chambers

**AUTHOR**                      **Executive**

#### **PURPOSE AND BACKGROUND**

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At its Ordinary Meeting in November 2017, Council resolved that:

*The City of Canterbury Bankstown prepares a feasibility report into holding a set number of Council meetings (to be determined) at Council's Administration Building in Beamish Street, Campsie. This report should contain the costs and logistics involved in holding said meetings.*

Subsequently, in May 2018, Councillors were provided with an interim report regarding the matter, particularly resolving to:

- set the required scope/standard of what the new chambers would include (Needs Based Assessment);
- the need to consider the broader compliance issues associated with constructing and/or upgrading the current Campsie chambers (Compliance Based Assessment); and
- provide Councillors with relevant briefing(s) on the matter.

In August 2018, Councillors were provided an on-site briefing, which highlighted some of the more pertinent challenges and constraints of the existing building, including a broad assessment of the financial implications in carrying out the various options.

Council staff also met with the building's former Orderly who provided extensive and valuable background on the history, technical capabilities and limitations of the current building.

#### **ISSUE**

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This report is to update Councillors on the outcome of the investigation, including:

- ensuring compliance with applicable standards, as required by the Building Code of Australia (BCA);
- financial considerations;
- highlights the damage caused to Council's Campsie building following recent storms and the repairs required to restore the building;
- proposed actions to provide access to our community to participate in Council Meetings; and
- Incorporates relevant information/considerations provided by long-serving staff who have an intimate knowledge of Council's Campsie building.

**RECOMMENDATION** That -

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1. The information be noted.
2. Council implement the proposed actions, as outlined in the report.

**ATTACHMENTS**

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Nil

## **POLICY IMPACT**

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There are no direct policy impacts that result from this matter.

## **FINANCIAL IMPACT**

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As outlined in the report, on balance it is not considered feasible to implement any of the refurbishment options outlined in the report.

That said, Council may consider implementing some and/or all of the alternate options highlighted in the report, namely live-streaming at suitable location in Campsie – such as Campsie Library, at limited cost.

If considered appropriate, Council could also transport our residents from Campsie to Bankstown to attend our meetings, at an approximate cost of around \$3K per annum.

Notwithstanding the options presented as part of the report, Councillors should also note that an amount of \$250K will need to be set aside to address damage to Council's building as a result of the recent large storm.

## **COMMUNITY IMPACT**

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This report seeks to implement alternative cost effective options for our community and/or residents to attend, observe and participate in Council Meetings, for Council's consideration.

As outlined, any refurbishment will result in a significant financial cost for Council, which ultimately will cater for at most five Council meetings per annum.

On balance, it is recommended that Council does not proceed with any refurbishment options, as outlined in the report.

## DETAILED INFORMATION

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### Investigation Summary

Council's investigation into the matter largely considers:

- Options to accommodating the agreed/required needs to operate Council Meetings, commensurate with that of Council's Bankstown Chambers;
- Ensuring compliance of relevant Regulations and/or industry standards; and
- Alternate servicing options to ensure our community/residents are able to participate and/or view Council's Ordinary Meetings.

### Needs Based Assessment

Councillors will recall that the agreed/required scope/standard of what the new chambers would include were as follows:

- Seating for 15 councillors and support staff
- Suitable public gallery and separation from councillors
- Updated public amenities
- A modern and capable kitchen and function space
- Modern IT equipment
- Accessibility upgrades

Council's investigations have reflected the above requirements and provide the following assessment.

### Compliance Based Assessment

As has been previously discussed/conveyed, any major refurbishments carried out on any building will generally trigger the requirement to upgrade the building, where the works are significant. This is a requirement under the BCA, primarily directed at disability access and fire safety requirements.

Some of those issues have been outlined for Councillors information.

- *Disability Access (Disability Discrimination Act 1992)*

The Disability Discrimination Act (1992) (**DDA**) places a responsibility on building owners to provide equitable, dignified access to goods, services and premises used by the public.

Although the current Premises Standards (introduced to NSW in 2011) limit accessibility upgrades to the "location of new works" (i.e. in the particular case that the Chambers were upgraded, they would constitute the "location of new works") there is also the requirement that the "affected part" of the building, which relates to

providing an accessible path of travel from the principal public entrance to the new or modified part of the building, would also be required to be upgraded.

This would mean that accessibility upgrades would be required from the car park to the Chambers, including the lift which, owing to its age and lack of spare components, would require complete replacement.

The former custom and practice for lift breakdowns was that members of the gallery would access the stairwell through to the second level, which was quite cumbersome and largely would prevent anyone with a disability from attending and/or leaving the meeting.

There was an ingenious custom chair that was constructed to manually slide disabled people down the bannister on at a time, but regrettably this does not meet any applicable code for safety or meet the expectation of dignified treatment of the mobility challenged in an emergency.

Council's investigations also highlight that a major issue exists around ensuring appropriate emergency exits from the current Chambers. Given the building's current configuration, it is quite difficult to match the fire escape with ground level adjoining the front entrance.

At present, there is a height difference of some 1.5 metres that needs to be negotiated to ensure that the emergency exit opens out onto the paved area at ground level, which would require a significant and costly modification to Council's building.

- **Fire Safety**

Similarly to the DDA, the location of works are required to be upgraded to meet the current BCA requirements for fire safety.

That said, the Environmental Planning and Assessment Regulation (2000) (**EP&A Reg**) further permits a consent authority (Council) to require the remainder of the buildings to be upgraded in whole or part to comply with the current BCA requirements for fire safety.

Given its purpose and public expectation, Council would be inclined to require the remainder of the building, or at that part which accommodates Councillors, staff and the public, to conform with strict BCA requirements relating to fire safety.

The current building falls short of these requirements in a number of areas, with the primary ones of concern being emergency exiting of the building (as mentioned above) and fire suppression measures.

Some works have already been identified for completion to ensure minimum standards of fire safety are achieved. These works include upgrades to the north and south main fire exits, a second alternate fire exit for the lower ground floor and installing fire rated spandrels behind the glazing of floors 1 and 2.

Separately, significant work would also be required to construct a hydrant and booster network throughout the building to ensure that any new Chamber is fire safety compliant for public use.

These upgrades will ensure that Council's current staff and customer service areas are adequately serviced.

### **Chambers Upgrade Options - Configuration**

Having regard to the above, three (3) options have been assessed/investigated.

The various options considered include:

- *Option 1 – Minimum Requirement:* Upgrade the existing Chambers on Level 2 so that it complies with access/egress requirements;
- *Option 2 – Expanded Option:* Upgrade the existing Chambers on Level 2, enlarging the space to include the former Mayor and General Manager's Offices, and create a fit-for-purpose public meeting space; and
- *Option 3 – New Ground Floor Chambers:* Construct a new fit-for-purpose Chamber on the Ground Floor

By way of background, the current Campsie Chambers had seating for about 70 persons and a useable floor area of 172 square metres. This will be used as basis to compare to the other options provided for Councillors consideration.

- *Option 1 – Minimum Requirements*

In order to accommodate the required compliance issues, the available floor area would reduce the current 172 square metres by some 20% and reduce the public gallery from 70 to 28 seats.

- *Option 2 – Expanded Option*

The second option would result in enlarging the current space to incorporate the former General Manager's and Mayor's offices, would deliver a fit-for-purpose public meeting space with public seating for approximately 46 and a larger floor area of 206 square metres.

Councillors should note that this option would require a significant structural modification to bridge the required span across the full width of the floor and remove a column.

- *Option 3 – New Ground Floor Chambers*

The third option would see an entirely new Chambers constructed on the Ground floor. This new Chamber would deliver a fit-for-purpose public meeting space with public seating for approximately 90 and a floor area of 286 square metres.

This option would limit the extent of works required to achieve compliance with the DDA, however a new refurbishment would result in a much larger scope of works than the alternate options.

This option would also require a significant and costly structural modification to remove a column and would also result in significant disruption to staff as they are relocated.

Given that the current area is made available/designated for staff, a further assessment to utilise this area would also need to be considered.

### **Chambers Upgrade Options – Financial Impact**

Having assessed the options, the estimated cost of each is as follows:

	<b>Option 1 Minimum Level 2</b>	<b>Option 2 Expanded Level 2</b>	<b>Option 3 New Chambers Ground</b>
<b>Estimate of cost</b>	\$1.7M-\$2.3M	\$2.8M	\$2.3M
<b>Useable floor area (sq.m)</b>	Approx.. 140	206	286
<b>Public seating</b>	28	46	90

In addition to the estimated costs listed above, a further \$0.6M (estimated) would be required to upgrade the function room and kitchen.

### **Proposed Actions**

Council has now been operating with an elected body for 13 months and during that time all Council meetings have been held at the purpose-built Bankstown chambers, which have been recently renovated, and are fit-for-purpose.

It is acknowledged that this has resulted in a change for our community attending Council Meetings, particularly those from the most eastern part of our City. That said, Council's Bankstown Chambers is:

- More suitably/centrally placed (ie. mass of population) within Canterbury-Bankstown local government area, thereby providing greater accessibility for all our community and/or residents to attend Council's Meetings; and
- Provides a more costs effective approach to providing a meeting chamber for Council, particularly from a DDA and fire safety perspective.

Notwithstanding this, there are a number of alternate options available to Council in providing access for our community and/or residents to participate and/or view our Council Meetings, including:

- Promote the use of public transport – the trip from Campsie to Bankstown, utilising rail and walking is under 30 minutes;

- Provide a free courtesy bus from Campsie for those who register to address the Council;
- Live streaming of Council meetings to a fixed location in Campsie – likely being Campsie Library;
- The NSW Government has also required all councils to live-stream/record their council meetings within 12 months of prescribing the new model code of meeting practice; and
- Increase the number of briefings and Committee/Reference Group meetings at Campsie. Indeed, Council has recently invested in updated Councillor Facilities and meeting spaces in the Campsie Administration Building.

These works have created a quality space that will permit comfortable and productive meetings to take place between Councillors and constituents and for Councillors to hold meetings with larger groups/delegations.

### **Recent Storm Damage to Campsie Administration Building**

On Friday 7 September 2018 a large storm swept across Sydney including the Campsie area which brought heavy rain and hail.

The roof on the eastern side of the administration building failed resulting in significant water damage to all floors on this side of the building. Stormwater entered the building through the roof and the column internal downpipes, both of which were in a state of disrepair, and discharged directly into the office spaces.

Damage occurred to ceiling tiles, carpet, files, office furniture and equipment. The roof repair has been estimated at \$250K. Council's claim for insurance has been denied given the lack of maintenance over a long period of time (decades).

This event has highlighted the challenges of owning a significantly aged asset which not only does not meet current BCA standards but also has not been appropriately maintained. The advice from long-serving staff is that leaks were a common occurrence, which we now know are due to a historic lack of maintenance of the roof.

### **Campsie Town Centre**

The Administration Building sits in a key location within the Campsie Town Centre. Once the planning for the Town Centre has been completed, Council will be in the position of being able to undertake strategic planning for the future role of this site.

In consultation with Councillors and the community, the site's potential to house a modern, multi-purpose civic space, capable of holding ordinary council meetings, will no doubt be considered.



## **Conclusion**

As noted, the current Chambers at Campsie, are not suitable for holding public meetings of Council. The cost of required refurbishments to accommodate future meetings, are estimated at around \$1.7M to \$2.8M, plus a further \$0.6M to improve the kitchen and function room.

Whilst Council acknowledges the distance for our community and/or residents from certain parts of our local government area, on balance the financial impact of making the necessary changes is considered excessive, particularly given the modern and accessible facility Council has at Bankstown and alternate technological options that can be made available, if Council considers it appropriate.

Council would also need to consider its decision in the context of sharing meetings between its Chambers in Bankstown and Campsie, meaning that the option to renovate would be to accommodate at most five meetings per year at Campsie.

Indeed, in the near future, it is possible to live-stream Council Meetings to a central location in Campsie – potentially Campsie Library. Councillors should note that Council's Bankstown Chambers already has the infrastructure and technology in place to facilitate this and are reminded that the NSW Government has now required all councils to live-stream/record their council meetings, within 12 months of its making of the new regulation covering the model Code of Meeting Practice.



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## Service and Operational Matters - 27 November 2018

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### **ITEM 8.3                      SSROC Street Lighting Improvement Program (SLI) Program Update**

**AUTHOR                      Operations**

#### **PURPOSE AND BACKGROUND**

This report provides information on SSROC SLI Program including the updated NSW Public Lighting Code and an update on accelerated replacement of Ausgrid residential road street lights.

Canterbury Bankstown Council is member of the SLI Program (35 Councils prior to Council amalgamations), which is sponsored by SSROC. In total 30 of 33 Councils that Ausgrid serves are now part of the SSROC SLI Program. The Program encompasses more than 95% of all the street lights in the Ausgrid region.

Council's initiatives through the SLI Program has remained focused on cost savings, reduction in greenhouse gas emissions and improved street lighting service provision. In recent years, the deployment of long-life, less-maintenance-intensive and proven street lighting technologies is considered the best way to achieve these multiple objectives.

#### **ISSUE**

To advise Council of street lighting improvement initiatives coordinated through the SSROC's Street Lighting Improvement Program in particular the updated NSW Public Lighting Code and update on accelerated replacement of Ausgrid residential road street lights.

#### **RECOMMENDATION**

That the information of the SSROC's Street Lighting Improvement (SLI) Program be noted.

#### **ATTACHMENTS**

Nil

## **POLICY IMPACT**

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The information and actions proposed by the SLI Program in this report are consistent with Council's Public Lighting Strategy.

## **FINANCIAL IMPACT**

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There is no financial impact in relation to the Public Lighting Code.

The financial impact for accelerated replacement of Ausgrid residential road street lights was addressed and adopted by Council on 12 December 2017. Below is an update of financial impact.

Council will require \$4,023,780 from its reserves to fund an initial investment for upfront replacement and residual costs for 5,567 street lights over a period of 18 months with energy and maintenance savings realised from the project returned to reserves.

## **COMMUNITY IMPACT**

---

The updated NSW Public Lighting Code will become mandatory from July 2019 and will give Councils more power to pursue street lighting issues with Ausgrid which will result in a better service for residents.

The new LED lighting will deliver cost savings for Council, more effective and better quality lighting that will improve safety, reduction in greenhouse emissions introduction and significantly reduce light pollution.

## DETAILED INFORMATION

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### NSW PUBLIC LIGHTING CODE

After many years of joint advocacy by councils and SSROC, the NSW Government released an updated NSW Public Lighting Code to take effect from 1 July 2019. Importantly, for the first time this establishes a clear basis of service for street lighting as compliance with the Code by the utilities is **mandatory** as a condition of their licence. This is a significant step compared to the previous voluntary Code. The new Code establishes eight business day average and ten business day maximum repair times for general lighting faults, requires underground supply faults to be repaired in an average of 20 business days, requires the utility to consult with councils on technology specifications, raises penalties for non-compliance and institutes a variety of new reporting requirements.

SSROC and Council will continue to monitor Ausgrid performance as well as some aspects of the Code that may require further improvements.

### RESIDENTIAL ROAD STREET LIGHT LED REPLACEMENT PROGRAM

The SSROC SLI Program's top priority since the early part of 2017 has been to secure an agreement with Ausgrid to accelerate replacements of old street lighting with LEDs. In December 2017 Council resolved to agree to Ausgrid's proposal for the accelerated replacement of Ausgrid lights on residential roads. This will be funded from the current and subsequent annual budgets, including temporary use of Council's reserves.

A formal letter of proposal from Ausgrid was received on 29 June 2018 with further clarification letter and the indicative deployment schedule received in October 2018. Ausgrid's proposal was accepted on 6 November 2018. Based on the schedule provided by Ausgrid, it is anticipated that the accelerated replacement of old inefficient lights with LED lights will start this year and will be completed in June 2020.

### AUSTRALIAN ENERGY REGULATOR 2019 – 2024 PRICING REVIEW

Councils in the SSROC SLI Program collectively spend over \$60m a year on street lighting services from Ausgrid. The Program has therefore played an active role in each of the last three Australian Energy Regulator (AER) pricing reviews saving councils more than \$20m each time as compared to initial Ausgrid proposals. This time the process is somewhat different in that Ausgrid shared its detailed modelling with SSROC prior to making its submission providing an early opportunity for SSROC input. Ausgrid submitted its 2019-2024 pricing proposal to the Australian Energy Regulator earlier this year and this has been published by the AER. SSROC has made an initial submission commenting on the need for the AER to focus on LED pricing, some pricing anomalies in Ausgrid's submission and a number of other matters. SSROC has approached the AER to discuss next steps.

### SSROC SLI PROGRAM PRIORITIES

With changing management at Ausgrid, SSROC has been in regular contact with Ausgrid to discuss SLI Program priorities. The key current priorities are as follows:

1. Agreement on 'Lighting the Way' for replacement of 100,000+ residential road lights with LEDs
2. Agreement on an LED tender and in particular main road LED adoption, LED floodlighting adoption, updating to meet new Australian Standards and updating to facilitate evolving smart controls and smart city developments
3. Agreement on smart street lighting controls adoption (and how these may be used to support smart city device deployment by councils)
4. AER 2019-2024 pricing review
5. NSW Public Lighting Code implementation
6. Mitigating the cost of Hunter / Central Coast column replacements
7. Securing regular lighting maintenance data
8. Securing a smoother handover of decorative lighting
9. Updating NS-0119 and Public Lighting Maintenance Plan
10. Updating Parks Policy, Minor Works Policy and Contestable Works Policy

It is recommended that the information in this report be noted.

## **9 COMMITTEE REPORTS**

The following items are submitted for consideration -

- |     |  |     |
|-----|--|-----|
| 9.1 | Minutes of the Environmental Sustainability Advisory Committee Meeting held on 6 November 2018 | 121 |
| 9.2 | Minutes of the Integrated Transport Advisory Committee Meeting held on 5 November 2018         | 123 |





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## Committee Reports - 27 November 2018

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**ITEM 9.1**                      **Minutes of the Environmental Sustainability Advisory Committee Meeting held on 6 November 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 Environmental Sustainability Advisory Committee meeting held on 6 November 2018.

### **ISSUE**

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Endorsement of the Environmental Sustainability Advisory Committee minutes.

### **RECOMMENDATION**

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That the minutes of the Environmental Sustainability Advisory Committee meeting held on 6 November 2018, be endorsed.

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

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- A.     Minutes of the Environmental Sustainability Advisory Committee meeting held on 6 November 2018

## **POLICY IMPACT**

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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 - 27 November 2018

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**ITEM 9.2**                      **Minutes of the Integrated Transport Advisory Committee Meeting held on 5 November 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 Integrated Transport Advisory Committee meeting held on 5 November 2018.

### **ISSUE**

---

Endorsement of the Integrated Transport Advisory Committee minutes.

### **RECOMMENDATION**

---

That the minutes of the Integrated Transport Advisory Committee meeting held on 5 November 2018, be endorsed.

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

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- A.     Minutes of the Integrated Transport Advisory Committee meeting held on 5 November 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.

## **10 NOTICE OF MOTIONS & QUESTIONS WITH NOTICE**

The following items are submitted for consideration -

10.1 Notice of Motions and Questions with Notice	127
10.2 Christmas Hampers for the City's Vulnerable	129
10.3 Expanding Our Light Pole Street Banners	131
10.4 Encouraging Life Through Food Trucks	133
10.5 Christmas Toy Drive	135
10.6 Highlighting Smoke Alarm Replacement	137



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## Notice of Motions & Questions With Notice - 27 November 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 October Ordinary meeting and also a status report on Notice of Motions resolved at previous meetings.

### **RECOMMENDATION**

That the information be noted.

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

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- A.    Notice of Motion Table
- B.    Correspondence relating to Notice of Motions
- C.    Questions with Notice Table
- D.    Correspondence received in response to Notice of Motions
- E.    Additional Information to Questions with Notice





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## Notice of Motions & Questions With Notice - 27 November 2018

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### ITEM 10.2

### Christmas Hampers for the City's Vulnerable

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

“That Council work with appropriate community organisations to create and distribute Christmas Hampers to vulnerable families to a maximum value of \$5000.”

### BACKGROUND

---

The Christmas period in Australia is a time for all to come together, irrespective of background or belief, to enjoy the company of friends and family; it is also a time for giving.

For some within our Community though, particularly those who find themselves in a vulnerable situation, it can be a time of stress and heightened levels of anxiety. In the spirit of the season, we can make a difference, if only a small one.

I would like to see Council fund the creation of Christmas food hampers for distribution to vulnerable families. Working with appropriate community organisations, these hampers could be distributed to identified families and provide, it is my hope, a little bit of Christmas joy and relief from the stress and anxiety they may be feeling.

To fund this, I call on Council to commit up to \$5,000 from the Community Sponsorship and Events Program.



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## Notice of Motions & Questions With Notice - 27 November 2018

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### ITEM 10.3

### Expanding Our Light Pole Street Banners

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

“That Council investigates the expansion of its Bankstown CBD Light Pole Street Banner Program into other town centres in Canterbury Bankstown and that the results of this investigation be considered as part of the 2019/20 Operational Plan.”

### BACKGROUND

---

It is very important for Council to regularly look at ways to not only attract local residents to town centres, but also visitors. By doing so, economies flourish which creates much needed jobs closer to home as well as improved services to our community.

There are many ways to achieve this, including town centre upgrades, and I am proud to see the many improvements Council has already made. Another way to attract people is to inject colour and movement. I note the success of Council’s Light Pole Street Banner Program, in the Bankstown CBD, and believe we should investigate how this can be expanded to other town centres.

Banners create a sense of occasion, celebration and excitement within our community which would also benefit local businesses activating the local economy and enhancing community interest. The intent is to place these banners at appropriate times and locations throughout the year and promote Council events such Christmas/ New Year, Australia Day, ANZAC Day, etc.

Obviously, it goes without saying, as we continue our journey to becoming a Smart City, we look to install these systems on multi-function smart poles which enable multiple technologies to be applied for the use and enjoyment of local residents and visitors. In the immediate future however, I am aware that Ausgrid – the utility pole owners – have indicated that they are supportive, however such an initiative will require their consent.



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## Notice of Motions & Questions With Notice - 27 November 2018

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### **ITEM 10.4                      Encouraging Life Through Food Trucks**

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

“That Council investigate ways to promote and encourage food trucks setting up in Canterbury-Bankstown as a way to activate our public spaces and support the local night time economy”

### **BACKGROUND**

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A large part of what makes Canterbury Bankstown unique is our food culture. One way to promote this food culture is through food trucks.

Whilst we have amazing restaurants supported by our multicultural residents, we currently lack food trucks which bring other benefits. Food trucks can help support small restaurateurs that may not be able to afford the overhead of a traditional restaurant. At the same time, they provide residents with a unique and changing way to enjoy local cuisine. Food trucks also have the benefit of activating and improving the night time economy in our major parks and public spaces creating vibrant and fun things for our community to do.



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## Notice of Motions & Questions With Notice - 27 November 2018

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### ITEM 10.5                      Christmas Toy Drive

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

“That Council run a ‘donate a Christmas Toy’ drive and distribute those presents collected through the Salvation Army.”

### BACKGROUND

---

Christmas can be a challenging time for many families in our community. With extra bills and everyday living expenses, the extra cost of Christmas can be difficult and weigh on people.

I am encouraged to see Council staff getting involved in the Kmart Wishing Tree Appeal which delivers much needed presents to vulnerable and disadvantaged kids. I also see there is an opportunity to support our community who wish to donate toys to our local children but who may not be aware of or able to deliver these toys to collection points. To help, I am proposing that we provide a collection for those that wish to give toys, at our Customer Service Centres or possibly libraries for one week in early December.

A gift of a Christmas present has the potential to let them know they are not alone and their community cares about them.





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## Notice of Motions & Questions With Notice - 27 November 2018

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### ITEM 10.6

### Highlighting Smoke Alarm Replacement

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

*"That Council promotes Fire and Rescue NSW's Home Fire Safety Checks Program through its established communication channels."*

### BACKGROUND

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The Home Fire Safety Checks (HFSC) Program is a Community Engagement prevention and early intervention initiative, established by Fire & Rescue NSW (FRNSW), which builds capacity and resilience in disadvantaged and vulnerable communities in respect to home fire safety.

There is a great need for this program: I understand that it is estimated as many as 80% of our residential properties either do not have a smoke alarm installed, or the installed smoke alarm does not work. This is a disaster waiting to happen.

I have recently discussed this issue and the program with FRNSW and understand that there is a possibility for Council to assist them in both prioritising their education program and in getting the message out to our Community about this program. Accordingly I am proposing that Council use its current, established communication channels to promote this program within our Community.



## **11        QUESTIONS FOR NEXT MEETING**



## **12        CONFIDENTIAL SESSION**

12.1 T79-18 - Waste and Resource Recovery Processing and Disposal Services

12.2 T02-19 - Provision of Asphalt 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 in confidential session for the reasons indicated:

#### **Item 12.1 T79-18 - Waste and Resource Recovery Processing and Disposal Services**

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

#### **Item 12.2 T02-19 - Provision of Asphalt Services**

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