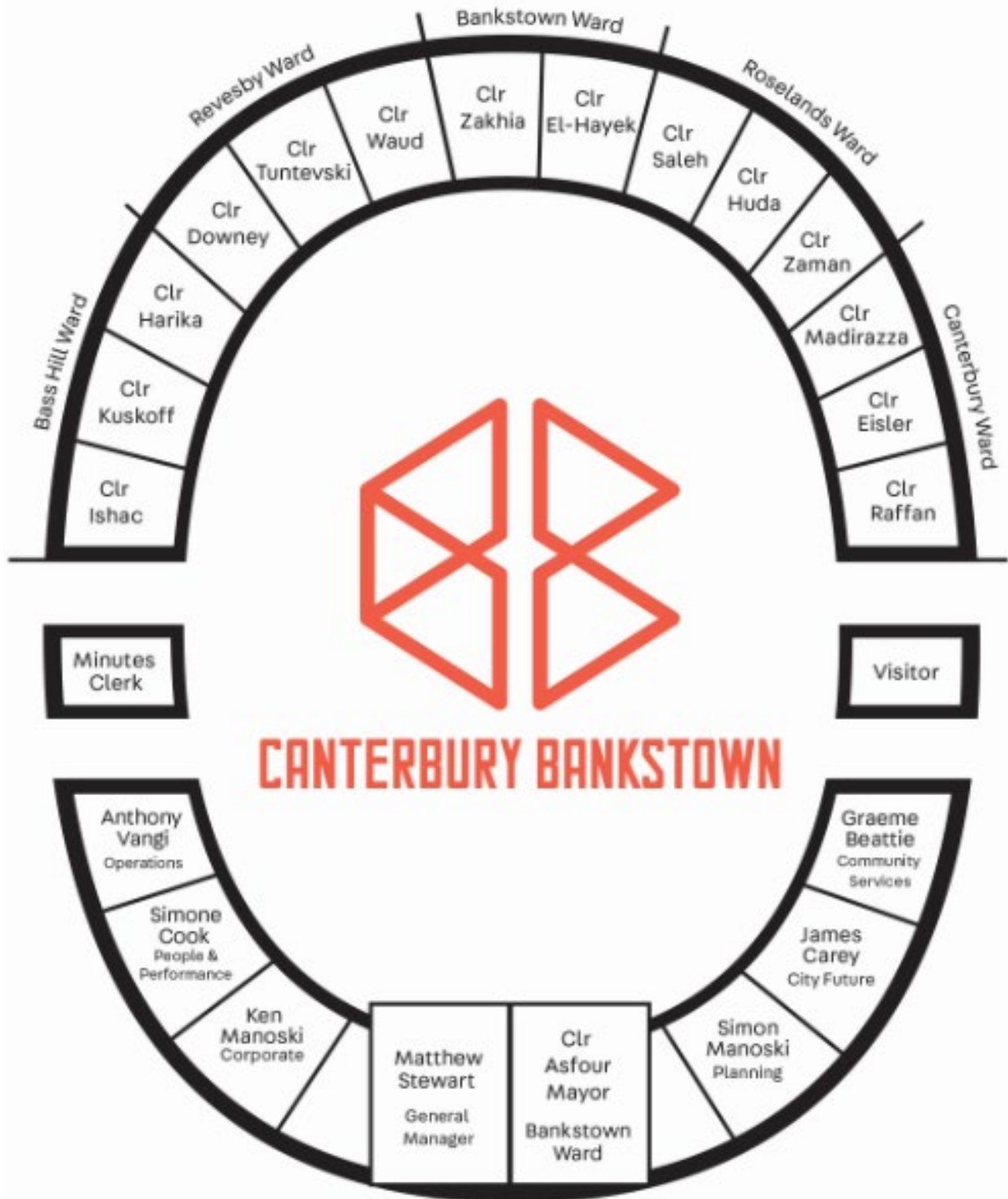




AGENDA FOR THE ORDINARY MEETING

25 June 2019

Gallery



ORDER OF BUSINESS

1	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	5
1.1	Minutes of the Ordinary Meeting of Council of 28 May 2019	7
2	LEAVE OF ABSENCE.....	19
3	DECLARATIONS OF PECUNIARY INTEREST OR NON-PECUNIARY CONFLICT OF INTEREST.....	21
4	MAYORAL MINUTES	23
4.1	Cities Coalition for Digital Rights	25
4.2	Local Community Based Donations	27
5	PLANNING MATTERS	29
5.1	Amendment of Voluntary Planning Agreement Policy	31
5.2	Exhibition of Voluntary Planning Agreement for 280 Chapel Road, Bankstown	39
5.3	Draft Community Participation Plan	43
5.4	Local Strategic Planning Statement Update	51
5.5	Draft Amendments to Canterbury Development Control Plan 2012 – Croydon Street Precinct	59
6	POLICY MATTERS.....	71
7	GOVERNANCE AND ADMINISTRATION MATTERS	73
7.1	Adoption of the 2019-20 Operational Plan (including 2019-20 Budget and Schedule of Fees and Charges) and updated Resourcing Strategies for Assets and Finance.	75
7.2	Stronger Communities Fund - Quarterly Progress Report	89
7.3	Cash and Investment Report as at 31 May 2019	93
8	SERVICE AND OPERATIONAL MATTERS	97
8.1	Wiley Park Masterplan	99
9	COMMITTEE REPORTS	107
9.1	Minutes of the Social Inclusion Advisory Committee Meeting held on 17 June 2019	109
9.2	Minutes of the Traffic Committee Meeting held on 11 June 2019	115
10	NOTICE OF MOTIONS & QUESTIONS WITH NOTICE	117
10.1	Notice of Motions and Questions with Notice	119
10.2	Climate Change	121

10.3	1 Donovan Street, Revesby Heights	123
10.4	Narrow Streets	125
10.5	Private Certifiers	127
10.6	Drain Socks	129
10.7	Birrong Station Commuter Car Parking	131
11	CONFIDENTIAL SESSION.....	133
11.1	T30-19 Wagener Amenities Facility	
11.2	T66-19 Tender for the provision of new signage on Council-owned facilities and major road routes	

1 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The following minutes are submitted for confirmation -

1.1	Minutes of the Ordinary Meeting of Council of 28 May 2019	7
-----	---	---

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 MAY 2019

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

APOLOGIES: Councillors Eisler, Ishac, Saleh and Zakhia

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

REF: CONFIRMATION OF MINUTES

(576) CLR. EL-HAYEK:/CLR. MADIRAZZA

RESOLVED that the minutes of the Ordinary Council Meeting held on 30 April 2019 be adopted.

- CARRIED

SECTION 2: LEAVE OF ABSENCE

(577) CLR. TUNTEVSKI:/CLR. RAFFAN

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

- CARRIED

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

Nil

SECTION 4: MAYORAL MINUTES

ITEM 4.1 EMERGENCY SERVICES LEVY INCREASE

(578) CLR. ASFOUR

RESOLVED that

1. Council joins Local Government NSW in calling upon the NSW Government to fund the first 12 months of this extra cost and work with local governments to ensure the implementation of the funding mechanism is fairer, more transparent, equitable and accountable into the future.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 MAY 2019

2. Council write to the relevant Ministers and our local members of parliament to raise this issue with them and seek their support.

- CARRIED

ITEM 4.2 **PROPOSED RELOCATION OF SBS TO CANTERBURY-BANKSTOWN**
(579) **CLR. ASFOUR**

RESOLVED that Council write to the Federal Minister for Communications, urging the Federal Government to work with Council to examine the feasibility of Canterbury-Bankstown becoming the new home for Special Broadcasting Service (SBS) in Western Sydney.

- CARRIED

ITEM 4.3 **LOCAL COMMUNITY BASED DONATIONS**
(580) **CLR. ASFOUR**

RESOLVED that

1. Council support the request from Melkite Catholic Welfare Association and donate \$500 on behalf of the Association's Cancer Council's Australia's Biggest Morning Tea held on 29 May 2019.
2. Council support the Australian Red Cross St George District Branch Rural Recovery Luncheon and donate \$500 in support of the Red Cross' Disaster Relief Assistance & Recovery Fun held on 29 May 2019.
3. Council support the Treadmill Challenge for Suicide Prevention and donate \$1000 to R U OK on behalf of Strathfield South Anytime Fitness' Treadmill Challenge to be held on 31 May 2019.
4. Council support the Run2Cure – Adrian's Army and donates \$500 to Neuroblastoma Australia.
5. Council support the request from NSW Police Bankstown Command for the Bill Crews Club to be held on 17 July 2019 and waive the field hire fee at Neptune Park in the amount of \$270.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 MAY 2019

SECTION 5: PLANNING MATTERS

ITEM 5.1 DEED OF VARIATION TO THE VOLUNTARY PLANNING AGREEMENT FOR THE FORMER RIVERLANDS GOLF COURSE SITE IN MILPERRA

(581) CLR. EL-HAYEK:/CLR. DOWNEY

RESOLVED that

1. Council enter into the Deed of Variation as shown in Attachment A.
2. The General Manager be given delegation to make minor changes to the document that may be required for the purposes of execution, so long as these do not alter the intent or substance of the deed of agreement.

- CARRIED

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

Against:- Nil

ITEM 5.2 EXHIBITION OF PLANNING PROPOSAL TO PROHIBIT MULTI DWELLING HOUSING FROM ZONE R2 IN THE FORMER BANKSTOWN LGA

(582) CLR. TUNTEVSKI:/CLR. DOWNEY

RESOLVED that

1. Council adopt the amended planning proposal as shown in Attachment A.
2. Council forward the planning proposal to the Department of Planning and Environment to finalise the LEP amendments.
3. Council request the Department of Planning and Environment to expedite this matter to ensure the LEP amendments come into effect prior to the commencement of the Low Rise Medium Density Housing Code on 1 July 2019.

- CARRIED

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

Against:- Nil

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 MAY 2019

(583) CLR. TUNTEVSKI:/CLR. DOWNEY

Resolved that:

- i) Permission be granted to those people who have made the necessary application to address Council for five minutes. - CARRIED

ITEM 5.3 EXHIBITION OF DRAFT HOUSEKEEPING AMENDMENTS TO BANKSTOWN DCP 2015 AND CANTERBURY DCP 2012

MR MICHAEL WILLIAMSON (WILLIAMSON BUILDING CORPORATION) ADDRESSED COUNCIL.

(584) CLR. DOWNEY:/CLR. EL-HAYEK

RESOLVED that

1. Council adopt Bankstown Development Control Plan 2015 (Amendment No. 8) as shown in Attachment A without any changes.
2. Council adopt Canterbury Development Control Plan 2015 (Amendment No. 5) as shown in Attachment B with amendments as outlined in this report.
3. Bankstown Development Control Plan 2015 (Amendment No. 8) and Canterbury Development Control Plan 2015 (Amendment No. 5) are to come into effect on the date specified in the public notice and are to apply to development applications lodged on or after this date.

- CARRIED

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

Against:- Nil

SECTION 6: POLICY MATTERS

ITEM 6.1 WASTE IN PUBLIC PLACES - LOCAL APPROVALS POLICY AND GUIDELINES

(585) CLR. EL-HAYEK:/CLR. MADIRAZZA

RESOLVED that

1. Council endorse the proposed Waste in Public Places local approvals policy and Guidelines.
2. The proposed Waste in Public Places local approvals policy and Guidelines be placed on public exhibition in accordance with the requirements of the Local

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 MAY 2019

Government Act 1993 and that a further report be submitted to Council at the conclusion of that period.

- CARRIED

ITEM 6.2 **COMMERCIAL USE OF COUNCIL FOOTWAYS GUIDELINES AND POLICY REVIEW**
(586) **CLR. EL-HAYEK:/CLR. WAUD**

RESOLVED that

1. Council adopt the revised Commercial Use of Council Footways Guidelines and Policy.
2. Council note that since the policy was adopted in September 2018, the Department of Planning and Infrastructure have recommended that a structural adequacy (engineers) certificate be submitted with the licence applications ensuring structural integrity of awnings over the footway.
3. Council note the options available for modification of Council infrastructure by new or relocating businesses, being either to Applicant's cost or under Council's Liveable Centres Programme.

- CARRIED

ITEM 6.3 **CODE OF MEETING PRACTICE**
(587) **CLR. WAUD:/CLR. ZAMAN**

RESOLVED that Council adopt the Code of Meeting Practice as outlined in the report.

- CARRIED

SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS

ITEM 7.1 **LOCAL GOVERNMENT REMUNERATION TRIBUNAL - DETERMINATION OF MAYOR**
(588) **AND COUNCILLOR FEES 2019/2020**
CLR. MADIRAZZA:/CLR. ZAMAN

RESOLVED that

1. Effective from 1 July 2019 Council continues to apply the maximum fees structure for the Mayor and Councillors, as determined by the Local Government Remuneration Tribunal, being:

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 MAY 2019

- Mayoral Additional Fee \$88,600 p.a.
- Councillor Fee \$30,410 p.a.

2. The current Additional Fee for the Deputy Mayor, being 20% of the Mayors Additional Fee, be adjusted to reflect Council's determination.

- CARRIED

ITEM 7.2
(589)

ROAD RE-NAMING - SECTION OF WARREN AVENUE, BANKSTOWN

CLR. RAFFAN:/CLR. MADIRAZZA

RESOLVED that

1. In accordance with Council's Naming Policy and the Geographical Names Board, Council in principle, agree to rename the section of Warren Avenue Bankstown, extending from the Fairford Road overpass to the Canterbury Road intersection, to Bugi Close.
2. Council carryout the required regulatory requirements/process, including public exhibition, to address this matter.
3. At the conclusion of the exhibition period, a further report be submitted to Council.

- CARRIED

ITEM 7.3
(590)

FEEDBACK ON THE PUBLIC EXHIBITION PROCESS FOR THE PROPOSED LICENCE AGREEMENT FOR THE BANKSTOWN CITY FOOTBALL CLUB

CLR. TUNTEVSKI:/CLR. HARIKA

RESOLVED that

1. Council enter into a five year Licence agreement, with a five year option, with the Bankstown City Football Club for the Clubroom at Jensen Park.
2. The Mayor and General Manager be authorised to sign and (where necessary) affix the common seal of Council to any documentation to give effect to the above actions, 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

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 MAY 2019

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 7.4 DISCLOSURE OF INTEREST RETURNS

(591) CLR. KUSKOFF:/CLR. DOWNEY

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

- CARRIED

ITEM 7.5 CASH AND INVESTMENT REPORT AS AT 30 APRIL 2019

(592) CLR. DOWNEY:/CLR. MADIRAZZA

RESOLVED that

1. The Cash and Investment Report as at 30 April 2019 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

- CARRIED

SECTION 8: SERVICE AND OPERATIONAL MATTERS

Nil

SECTION 9: COMMITTEE REPORTS

ITEM 9.1 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 14 MAY 2019

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

RESOLVED that the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 14 May 2019, be adopted.

- CARRIED

SECTION 10: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 MAY 2019

ITEM 10.1 **NOTICE OF MOTIONS AND QUESTIONS WITH NOTICE**
(594) **CLR. EL-HAYEK:/CLR. HUDA**

RESOLVED that the information be noted.

- CARRIED

ITEM 10.2 **PREVENTING END OF LEASE DUMPING**
(595) **CLR. RAFFAN:/CLR. EL-HAYEK**

RESOLVED that Council:

1. Write to the Real Estate Institute of Australia (REIA) and Department of Fair Trading requesting advice as to what information Real Estate Agents provide to buyers and renters in regards to their legal obligations around disposal of household items at end of lease.
2. Works with REIA to raise the level of awareness among real estate agents, tenants and landlords of the obligations and penalties associated with illegal dumping at end of lease.
3. Incorporates the information received in response into its review of clean up services.

- CARRIED

ITEM 10.3 **ILLEGAL PARKING OF HEAVY VEHICLES**
(596) **CLR. TUNTEVSKI:/CLR. EL-HAYEK**

RESOLVED that Council writes to the NSW Government and National Transport Commission, requesting an urgent review of fines related to illegal parking of heavy vehicles.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 MAY 2019

ITEM 10.4
(597)

VERGE GARDENS

CLR. HARIKA:/CLR. RAFFAN

RESOLVED that, as part of the 2019-2020 Operational Plan, Council develop a verge garden policy for residential nature strips.

- CARRIED

ITEM 10.5
(598)

ENCOURAGING BACKYARD VEGETABLE GARDENS

CLR. ZAMAN:/CLR. MADIRAZZA

RESOLVED that as part of the 2019-20 Operational Plan, that Council encourage the community to grow their own food as part of the Sustainable City Program, by promoting and supporting residents to set up backyard vegetable gardens.

- CARRIED

SECTION 11: QUESTIONS FOR NEXT MEETING

REF: WATER RESTRICTIONS

Clr Kuskoff requested information on what impact the impending water restrictions recently announced by the NSW State Government will have on Councils ability to water our playing fields.

REF: FLOWER POWER - ROADWORKS

Clr Tuntevski enquired if Flower Power at Revesby were entitled to operate their business whilst there were impending roadworks still to be completed. Councils Director Planning advised they were able to operate as a Private Certifier has issued an Occupation Certificate for the site.

REF: AIR QUALITY

Clr Tuntevski noted poor Air Quality due to the recent Rural Fire back burns and asked if Council could contact the NSW Environment Protection Authority (EPA) and request that an Air Quality metre be installed in the Canterbury-Bankstown LGA and that improved communication measures advising of poor air quality for residents be considered by the EPA.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 MAY 2019

REF: FLOWER POWER - REVESBY

Clr Waud enquired if Flower Power at Revesby were able to commence operations whilst traffic lights were still to be installed outside the site.

The General Manager advised that as a Private Certifier has issued an Occupation Certificate for the site, Flower Power could commence operations. He also advised traffic light installation was in progress.

REF: TRAFFIC MATTER - SIGNAGE

Clr Waud requested Council investigate the positioning of No-Stopping signs recently installed in Dowding Street, Panania between Horsley Road and Bransgrove Road.

REF: PROMOTIONAL CAMPAIGN – “HAVE YOU CHECKED ON YOUR ELDERLY NEIGHBOUR’S WELFARE”

Clr Madirazza requested Council investigate measures that could be undertaken to promote ‘Have you checked on your elderly neighbour’s welfare’ within the LGA.

SECTION 12: CONFIDENTIAL SESSION

(599) CLR. DOWNEY:/CLR. HARIKA

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

Item 12.1 Waste Collection Service - Review of Operational Model

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

Item 12.2 Smith Park Basketball and Netball Court Upgrade

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

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 28 MAY 2019

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 6.52 PM AND
REVERTED BACK TO OPEN COUNCIL AT 6.59 PM.**

ITEM 12.1
(600)

WASTE COLLECTION SERVICE - REVIEW OF OPERATIONAL MODEL
CLR. MADIRAZZA:/CLR. EL-HAYEK

RESOLVED that Council endorse the proposed approach to providing its waste collection services, as outlined in the report

- CARRIED

ITEM 12.2
(601)

SMITH PARK BASKETBALL AND NETBALL COURT UPGRADE
CLR. DOWNEY:/CLR. TUNTEVSKI

RESOLVED that

1. Council accept the offer of support from VMLY&R for upgrade of the Smith Park basketball and netball court as outlined in the report.
2. Council staff to continue to work with VMLY&R on the overall design of the court, and design of artwork associated with the upgrade.
3. Councils quarterly Operational Plan be updated to reflect this project.

- CARRIED

THE MEETING CLOSED AT 7.00 P.M

Minutes confirmed 25 JUNE 2019

.....
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 Cities Coalition for Digital Rights	25
4.2 Local Community Based Donations	27

Mayoral Minutes - 25 June 2019

ITEM 4.1 Cities Coalition for Digital Rights

In October 2018, Canterbury-Bankstown Council supported the Smart CBCity Roadmap for an extended exhibition period to ensure digital equity, a decision which further demonstrated our commitment that no one will be left behind in our journey to becoming a smart city. Throughout this time, we have reinforced our commitment to supporting digital rights through a number of initiatives.

A testament to our work thus far, Canterbury-Bankstown Council was recently invited by the Mayor's Office of the Chief Technology Officer in New York City to become a member of the Cities Coalition for Digital Rights.

The Digital Rights Coalition is supported by the United Nations Human Settlements Program (UN Habitat) and developed in line with the United Nations Charter for Human Rights. The Coalition also seeks to advance the work of the Principles for the Internet, established by the UN's Internet Governance Forum. Responsible for developing policies, tools and resources to further develop and modernise the existing work around internet governance and human rights within the United Nations, the coalition has a commitment on the following five evolving principles:

1. Universal and equal access to the internet, and digital literacy;
2. Privacy, data protection and security;
3. Transparency, accountability, and non-discrimination of data, content and algorithms;
4. Participatory Democracy, diversity and inclusion;
5. Open and ethical digital service standards.

The coalition recognises that cities are the closest democratic institutions to the people, and therefore well placed to demonstrate commitment to eliminating impediments to harnessing technological opportunities that improve the lives of constituents.

Accepting this invitation and joining the coalition would see the City of Canterbury-Bankstown working globally with more than 100 cities to progress global digital rights with a common goal that the same human rights people have offline must also be enjoyed and protected online.

As a city with digital equity at the forefront of their smart city efforts, the largest city in NSW and fourth largest in Australia (by population), we have a responsibility and duty to pave the way forward and set the standard for digitally enabled cities in Australia.

Joining the Cities for Digital Rights Coalition has no financial implication on Council and only requires Council agreement and approval to participate.

I move that Council accept the invitation to join the Digital Rights Coalition and formally endorse the five principles listed herein.

Mayoral Minutes - 25 June 2019

ITEM 4.2 Local Community Based Donations

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

Bangla Town Australian Inc.

The Bangla Town Australia Inc. recently held the Bengali New Year Festival in Lakemba, to celebrate and keep alive the Bangla culture.

The Association has requested the remaining balance of their fees, being \$2,668.20 be waived by Council, which I support.

Auskick

The NSW/ACT AFL will be holding an 8 week Auskick program for the children of Greenacre and surrounds.

The program will be utilising Roberts Park and the NSW/ACT have requested that the ground fees of \$656 be waived, so that the costs for families can be kept to an absolute minimum. I support their request, given the positive impact on the societal, mental and physical health of community based sport.

YMCA NSW Youth Parliament – Rhea Baweja

Ms Rhea Baweja, a member of Council's Youth Reference Group, has been selected to participate in the YMCA NSW Youth Parliament. The program gives young people a voice in the governance, leadership and direction of NSW and her selection is a great honour.

With this comes costs, and Rhea has asked me to consider a donation to support her attendance at the six day residential where she will work with her committee to prepare and ultimately present a Bill in the NSW Parliament. I am encouraged by her passion and her desire to make our world a better place. I support her request and propose a donation of \$500.

Riverwood Squadron, Australian Air League

The Riverwood Squadron of the Australian Air League, first established in 1957, have requested financial support to participate in Pearl Harbour Memorial Parade. Held in Hawaii each year and consisting of many US Bands and Community Groups, only one international group are ever invited in any one year and this year it is our own Riverwood Squadron.

This will be a wonderful opportunity for a group that has a long history in giving back to the community. I support their request and propose a donation of \$2,000.

Padstow Community Care Winter Appeal

Winter is a particularly harsh time that sees financial hardship come to bear on many as the colder weather sees increases in utility bills and the need for secure housing even more important.

Padstow Community Care's Winter Appeal seeks to raise funds in order to provide counselling and goods, including food hampers, to those in need and they have requested Council's assistance this year. I support their request and propose a donation of \$250.

Stars of Sydney Southwest 2019

Stars of Sydney Southwest is a fundraising event for the Cancer Council Australia, where well known community members from the southwest of Sydney learn a dance routine, paired with a professional dancer, and then perform it at the Gala Night which, this year, will be on 10 August.

I understand that our very own Cllr Rachelle Harika will be dusting off the dancing shoes and participating to raise much needed funds toward the Cancer Council's aim of curing cancer. In support, I propose to donate \$500 to Cllr Harika's fundraising goal.

Canterbury Bankstown Tennis Association a Century of Achievement

Earlier this year, the Canterbury Bankstown Tennis Association (CBTA) launched their history book "Canterbury Bankstown Tennis Association a Century of Achievement" – a 220 page collection of the stories of the people and places that have made up the tennis scene and the broader community over 100 years.

CBTA have suggested that a copy of this book should be provided for our libraries and I agree wholeheartedly with this suggestion, that each library should have a copy. Accordingly I propose Council purchase one copy for each of our libraries at a total cost of \$360.

Vietnamese Community in Australia NSW Chapter

The Vietnamese Community in Australia NSW Chapter (VCA NSW) held a candlelight vigil in commemoration of World Refugee Day on 20 June 2019, at the Boat People Monument in Bankstown.

The VCA NSW have requested the park hire fee of \$146 be waived. In light of the nature of the celebration I support this in full.

5 PLANNING MATTERS

The following items are submitted for consideration -

5.1	Amendment of Voluntary Planning Agreement Policy	31
5.2	Exhibition of Voluntary Planning Agreement for 280 Chapel Road, Bankstown	39
5.3	Draft Community Participation Plan	43
5.4	Local Strategic Planning Statement Update	51
5.5	Draft Amendments to Canterbury Development Control Plan 2012 – Croydon Street Precinct	59

ITEM 5.1 Amendment of Voluntary Planning Agreement Policy

AUTHOR Planning

PURPOSE AND BACKGROUND

The purpose of this report is to seek Council's endorsement to exhibit proposed amendments to the Voluntary Planning Agreements Policy. Voluntary Planning Agreements (VPAs) are negotiated agreements between Council and developers for the provision of land, contributions, and other public benefits. Most commonly, VPAs are used for infrastructure provision arising from a development application or planning proposal.

ISSUE

Council adopted the Voluntary Planning Agreements Policy at the Ordinary Meeting of 28 February 2017. It replaced the VPA Policies of the two former Councils.

While the policy is generally operating well, a number of amendments are now considered to be necessary to ensure the policy operates effectively and also reflects recent legislative changes. An internal audit undertaken in November 2018 has also identified the need to amend administrative aspects of the policy.

RECOMMENDATION That –

1. Council exhibit the proposed amendments to the Voluntary Planning Agreements Policy as outlined in this report.
2. A further report be submitted to Council after the conclusion of the public exhibition period.

ATTACHMENTS [Click here for attachment](#)

- A. Draft Amended VPA Policy

POLICY IMPACT

The recommendations are seeking amendment to Council's existing VPA Policy.

FINANCIAL IMPACT

The recommendations will enable Council to be more effective in seeking cost recovery when negotiating Planning Agreements.

COMMUNITY IMPACT

The recommendations will make a number of changes to Council's VPA Policy aimed at making the policy simpler and more transparent for all users.

DETAILED INFORMATION

Background

Council adopted the Voluntary Planning Agreements Policy at the Ordinary Meeting of 28 February 2017. It replaced the VPA Policies of the two former Councils.

While the policy has been generally operating well the following three events have triggered the need for an update:

1. Council staff have identified in the process of negotiating and implementing VPAs that fine tuning of controls would be beneficial. This is particularly in relation to registration on title, and cost recovery.
2. An internal audit of the current policy based on the Independent Commission Against Corruption's Development Assessment Internal Audit Tool has identified the need to amend certain administrative aspects of the policy.
3. Amendments made to the Environmental Planning and Assessment Act 1979 require amendments to the policy to reflect these changes.

The key changes that are proposed are outlined below. A full set of marked up changes are shown on the attached document.

Council staff initiated changes

Indexing of car parking rate (Clause 1.8)

Issues

The current policy has a contribution rate for car parking contributions that is out of date. This applies when there is a shortfall of car parking spaces in a development, however the policy does not specify in what localities these contributions apply. Also these rates are indexed, but the policy is silent on what indexation is applied when Consumer Price Index (CPI) is negative.

Comment / background

The current rate in the policy is out of date as it reflects that applicable when the policy was first adopted. While the policy allows for indexation of this rate, it is appropriate for the revised policy to have an up to date amount.

Recommended Action

The contribution amount for car parking be amended in line with the Consumer Price Index from \$32,476.35 to \$34,272.63. Clarification about the situation with negative CPI growth is also included to state that negative indexing will not occur in line with the former Bankstown contributions plan. The plan will also specify that these contributions apply in Bankstown CBD, Chester Hill Village Centre and Sefton Small Village Centre only.

Valuing public benefits (Clause 2.5)

Issue

This relates specifically to valuation of land that is to be provided as a public benefit.

Comment / background

While the policy currently requires the Developer to provide a written valuation, it does not provide for Council to also source its own valuation to be reimbursed by the developer. It is essential that Council has the ability to obtain its own valuation of a property's value.

Recommendation Action

Amend the policy so that Council can also source its own valuation. The cost of the value is to be reimbursed by the developer.

Development Feasibility (Clause 2.7)

Issue

This clause allows that development contributions and security obligations agreed to in a VPA to be modified, reduced or postponed if the developer can demonstrate that they will adversely impact on development feasibility.

Comment / background

VPAs are voluntary and if feasibility is an issue, a VPA should not be entered into. This clause allows for a problematic process where a developer can start submitting feasibility analysis which will delay the process and can require Council undertake further work to validate any analysis provided.

Recommended Action

This clause be deleted.

Completion and delivery of works (Clause 2.18)

Issue

This clause currently requires the developer give not less than four weeks written notice of the date when it will complete works under a VPA.

Comment / background

There may be circumstances where Council requires additional time and for certainty, requires greater specificity on notification.

Recommended Action

Amend the policy to state that the written notice be four weeks or as otherwise agreed, to provide flexibility in this area.

Delivery of works-as-executed plan (Clause 2.20)

Issue

This clause currently requires that a full works-as-executed plan be provided by the developer to Council within four weeks of works being completed.

Comment / background

It is appropriate that a full works-as-executed plan be provided to Council as part of the works handover. This will allow for the completed works to be checked as quickly as possible.

Recommended Action

Amend this clause to require a full works-as-executed plan be provided to Council as part of the works handover.

Dedication of land (Subclause 2.22.2)

Issue

The policy requires VPAs to legally recognise land dedications that benefit Council. However, the policy not extend to other forms of public benefits such as easements or right of ways over private land.

Comment / background

Landowners who are impacted by the public benefits such as easements required in a VPA should also be a party to the agreement because it can impact on the value and use of their land.

Recommended Action

Amend the policy to require landowners to be a party to a VPA where there are public benefits involved.

Registration on title (Clause 2.24)

Issue

Enforcing registration on title. The policy does not provide sufficient enforcement to ensure registration of the VPA on title will occur when required. Often developers are either reluctant or tardy in fulfilling this obligation. Enforcement consumes staff time and legal resources.

Comment / background

The importance of registration on title is that it alerts any prospective purchasers of a site of the existence of a VPA. The VPA ordinarily requires that any new purchaser take on its obligations.

Recommended Action

Amend the policy so that registration on title will be a precondition to a development consent operating (such as through a deferred commencement condition) or to gazettal of a planning proposal.

Preparation and form of a Planning Agreement (Clause 3.2)

Issue

Council has responsibility for preparation of a Planning Agreement not the developer.

Comment / background

There is no legislative requirement as to who prepares a VPA provided that it is agreed between both parties. However it is preferable for preparation to be the developer's responsibility in order to reduce pressures on Council and place the obligation on the developer to provide.

Recommendation Action

Amend the policy to require VPA preparation as the developer's responsibility. To assist in this it is proposed to provide VPA templates on the Council website.

Cost recovery (Clause 3.4)

Issue

This clause enables Council to seek recovery of its costs of negotiating, entering into, monitoring, and enforcing a VPA. However it could be more comprehensive and enforceable.

Comment / background

Since the policy has been in operation there have been difficulties in obtaining cost recovery when sought from developers prior to or after entry into the VPA. Often VPAs can also entail considerable staff costs, the recovery of which are not covered by the policy. Being able to recover staff costs is a legitimate source of cost recovery and provides for more effective staff resourcing.

Recommendation Actions

Amend the policy to require any of Council's costs borne before the VPA is entered to be paid before or at the time of entry. This will provide certainty about the timing of payment and provide enforcement for payment to be made.

A further proposed amendment is to include recovery for costs by Council borne after the VPA is entered into. These will require payment within 14 days of an invoice being issued by Council. This includes costs of registering and removing registration of the PA from title.

Changes initiated by Council's internal audit

Review date (new Clause 1.9)

Issue

The internal audit has noted the policy contains no specified timeframe for reviews of the policy to take place.

Comment / background

The internal audit recommends a regular review period of one year to ensure the Policy remains up to date and in line with Council expectations.

Recommendation Action

The yearly review requirement has been included as new Clause 1.9.

Valuing public benefits (Clause 2.5)

Issue

Clause 2.5 of the policy includes the following requirements:

Where a VPA provides for the carrying out of works, the value of the works for the purposes of the VPA will generally be the reasonable design and constructions costs agreed to by the Council. The Council may require the Developer, at its cost, to provide the Council with a written opinion on the estimated cost of completion of the works by a

suitably qualified and experienced quantity surveyor. Council may in its discretion and at the Developer's cost, have any estimated cost of completion provided by the Developer reviewed by an independent quantity surveyor.

The internal audit has noted the right to request a quantity surveyor's (QS) report is discretionary and there are no guidelines stipulating the circumstances under which such estimate is required.

Comment / background

This situation may lead to inconsistent approaches being adopted which may be perceived as being unfair or may result in reduced transparency in the management of VPAs.

Recommendation Action

Amend the policy to require a QS report be undertaken whenever works are being provided in the VPA. Council may choose to undertake an independent review of the QS report. This remains at Council's discretion.

Works in Kind (New clause 2.34)

Issue

Council does not have a policy regarding works in kind, which includes works carried out by developers in lieu of payment of contributions such as the construction of a new road. The internal audit noted that in the absence of a policy/policy statement regarding Councils position on works in kind there is an increased risk (perceived or otherwise) that offers will are not dealt with in a consistent and transparent manner.

Comment / background

Works in kind offers are rare in Canterbury Bankstown and can also be dealt with through the VPA process. The main difference between works in kind agreements and VPAs is that while a VPA can include works in kind, it covers other works and public benefits as well. An advantage of the VPA process is that there are legal parameters and consultation requirements in place offering greater transparency than works in kind agreements, which do not require public exhibition.

Recommendation Action

Amend the policy to state that works in kind requests will be dealt with through the VPA process.

Refunds (New clause 2.35)

Issue

The internal audit notes that while the VPA policy addresses contributions plan credits it does not specifically address refunds. Requests for refunds may arise for various reasons and would include the request for reimbursement of costs by developers.

The audit recommends that it would be beneficial to document Councils position on refunds in the VPA Policy to ensure that in the event requests for refunds arise, they are dealt with in a transparent and consistent manner.

Comment / background

The former Bankstown contributions plan has provision for refunds, and it is intended to include these in the former Canterbury contributions plan.

Recommendation Action

A new clause is recommended in the policy advising that the circumstances where refund may be permitted include:

- Where a development is no longer proceeding (the consent is lapsed or withdrawn).
- Where a development is modified to be smaller in scope.
- Where a planning proposal does not eventuate.
- Where the VPA allows for a refund.

Changes arising from changes to the Environmental Planning and Assessment Act 1979

Issues

Amendments to the Environmental Planning and Assessment Act 1979 include restructuring and changing the referencing of clauses. Voluntary Planning Agreements are also now known in the Act as Planning Agreements.

Comment / background

The policy contains out of date referencing and it is appropriate to bring it in line with updated legislation. Out of date referencing now exists extensively throughout the policy.

Recommendation Action

Update the policy to reflect the new referencing, and to refer to the policy as the Planning Agreements Policy.

Further steps

Should Council endorse the draft amendments to the policy, it is intended that it be placed on public exhibition for a 28 day period to allow public comment on the proposed amendments. It will then be reported back to Council with an assessment of any submissions received and a recommendation on next steps.

ITEM 5.2 Exhibition of Voluntary Planning Agreement for 280 Chapel Road, Bankstown

AUTHOR Planning

PURPOSE AND BACKGROUND

This report summarises the exhibition of a draft voluntary planning agreement for the site at 280 Chapel Road, Bankstown.

ISSUE

In May 2018, the Local Planning Panel approved a deferred commencement consent for DA 562/2017, which proposes to construct a new mixed use development at 280 Chapel Road, Bankstown. A condition of the deferred commencement consent requires the developer to enter into a voluntary planning agreement prior to the release of the development consent. The intended outcome of the voluntary planning agreement is to allow the developer to provide a monetary contribution of \$239,908.41 in lieu of providing seven off-street car parking spaces.

At the Ordinary Meeting of 30 April 2019, Council resolved to exhibit a draft voluntary planning agreement. Council received one submission in response to the exhibition. In considering the submission, it is recommended that Council enter into the voluntary planning agreement as exhibited.

Should Council support the recommendation, the final step in the process is for Council and the developer to formally enter into the voluntary planning agreement.

RECOMMENDATION That -

1. Council enter into the voluntary planning agreement as shown in Attachment A.
2. The General Manager be given authority to make minor administrative changes to the document that may be required for the purposes of execution, so long as these do not alter the intent or substance of the voluntary planning agreement.

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

- A. Voluntary Planning Agreement and Explanatory Note
- B. Council Report - Ordinary Meeting of 30 April 2019

POLICY IMPACT

The voluntary planning agreement is consistent with Council's Voluntary Planning Agreement Policy. The policy allows Council to consider a monetary contribution to address parking shortfalls for commercial land uses in the Bankstown CBD.

FINANCIAL IMPACT

The voluntary planning agreement will provide a monetary contribution of \$239,908.41 in lieu of providing seven off-street car parking spaces. The monetary contribution will be used in accordance with the Bankstown City Centre Car Parking Strategy.

COMMUNITY IMPACT

The monetary contribution from the voluntary planning agreement will assist Council to provide additional public car spaces in the Bankstown CBD to be used by the general public.

DETAILED INFORMATION

Background

On 7 May 2018, the Local Planning Panel approved a deferred commencement consent for DA 562/2017, which proposes to construct a new mixed use development at 280 Chapel Road, Bankstown, subject to the following condition:

“A Voluntary Planning Agreement (VPA) to provide for deficient seven car parking spaces in accordance with the offer made by the Applicant in their letter dated 18 March 2018 to the Council shall be entered into prior to the issue of an operational consent.

The development contributions required to be paid in the operative part of the consent are not to be taken into account in the VPA, and the VPA payments are in addition to the Section payments in the operative part of the consent.

The VPA rates for the parking spaces are to be determined in accordance with the rates for parking in Bankstown Development Control Plan 2015 – Part B5, and indexed in the same way as those rates are indexed under that plan.”

The above condition requires the developer to enter into a voluntary planning agreement prior to the release of the development consent.

At the Ordinary Meeting of 30 April 2019, Council resolved to exhibit a draft voluntary planning agreement in response to the Local Planning Panel’s determination. The intended outcome of the draft voluntary planning agreement is to allow the developer to provide a monetary contribution of \$239,908.41 in lieu of providing seven off-street car parking spaces, consistent with Council’s Voluntary Planning Agreement Policy. The Council report is provided at Attachment B.

Exhibition

Council exhibited the draft voluntary planning agreement from 14 May to 12 June 2019. The exhibition process included:

- Displays at Council’s Customer Service Centre (Bankstown Branch) and corporate website.
- Public notification in local newspapers.

Council received one submission in response to the exhibition.

Issues

Whilst the submission does not object to the draft voluntary planning agreement, the submission requests Council to look at ways to improve traffic movements in Chapel Road South, particularly on weekends. If there is no solution, the submission suggests that Council should place the approval on hold until traffic improvements are made.

In considering this submission, it is noted that Council is currently exhibiting the Draft Bankstown ‘Complete Streets’ CBD Transport and Place Plan. The intended outcome of the

draft plan is to improve how people and cars move around the Bankstown CBD, including along Chapel Road South. It is proposed to consider this traffic related issue as part of the draft plan review process.

Action: No change to the draft voluntary planning agreement is required. Following a review, it is recommended that Council enter into the voluntary planning agreement as exhibited.

Next Steps

Should Council decide to support the recommendation of this report, the next step is for the General Manager and the Mayor to formally enter into the Voluntary Planning Agreement (on behalf of Council) with the developer.

ITEM 5.3 Draft Community Participation Plan

AUTHOR Planning

PURPOSE AND BACKGROUND

This report seeks Council's endorsement to exhibit the draft Community Participation Plan.

ISSUE

In 2018, the *Environmental Planning and Assessment Act 1979* (EP&A Act) was amended to require all planning authorities, including Canterbury Bankstown Council, to prepare a Community Participation Plan (CPP) outlining how the authority will engage with the community in carrying out its planning functions. The planning functions of Council include the assessment and determination of development applications (DAs), Planning Proposals, contributions plans, local strategic planning statements and entering into voluntary planning agreements. Planning authorities (State Government and Councils) are required to publish their CPP by December 2019. The CPP will not relate to any other functions of Council beyond Planning.

Currently, the way Council engages on these matters is outlined in the Bankstown and Canterbury Development Control Plans (DCPs) for DA matters, or in the EP&A Act and associated Regulations for strategic planning matters. The purpose of the CPP is to consolidate Council's engagement planning matters into a single document. The CPP will supersede the DCP provisions for notification and advertising in the Canterbury and Bankstown DCPs.

The draft CPP has taken a 'best practice approach' where there has been inconsistencies between the Canterbury and Bankstown DCP – i.e. the requirements for participation for certain types of development are taken from the DCP that required the more extensive community engagement. It also incorporates the new minimum standards set out in the EP&A Act for how long certain types of plans and DAs need to be exhibited for.

RECOMMENDATION That

1. The draft Community Participation Plan and the associated draft changes to the Bankstown DCP 2015 and Canterbury DCP 2012 be exhibited for a period of at least 28 days.
2. A report be brought back to Council addressing any submissions, recommending any amendments and seeking endorsement to implement the CPP.

ATTACHMENTS [Click here for attachment](#)

- A. Draft Community Participation Plan

POLICY IMPACT

When adopted, the Community Participation Plan will be a new policy of Council. The following sections of the Bankstown and Canterbury DCPs will be deleted:

- Section 3 of the Introduction of Bankstown DCP 2015 – Public Notification of Development
- Section A3 of the Canterbury DCP 2012 – Notification and Advertising

Transparency in the assessment and determination of DA's is essential. Although the CPP rationalises two existing notification processes, it is recommended that where a discrepancy was found between the two existing processes, the more extensive level of notification was selected.

FINANCIAL IMPACT

This matter has no financial implications for Council.

COMMUNITY IMPACT

When adopted, the Community Participation Plan will provide the community a single point of reference for understanding the opportunities for participating in the planning process.

A success indicator of CBCity 2028 is *“increased satisfaction with opportunities to participate in decision making”*. The Community Participation Plan provides a tool for ensuring the community are clear on the opportunities for participation in Council's plan making processes, and provide a toolkit for staff in ensuring engagement is meaningful and provided at the right points in the process.

DETAILED INFORMATION

Overview

The Community Participation Plan is a new policy that sets out when and how Council will engage with the community in the carrying out of its planning functions, including:

- Statutory Planning: Assessment of development applications (DAs)
- Strategic Planning: Planning proposals, local strategic planning statements, new local environmental plans and development control plans
- Contribution Plans: making or amendment of contribution plans and planning agreements

In March 2018, the NSW Government passed changes to the *Environmental Planning and Assessment Act 1979* which sets out new requirements for Council to prepare a Community Participation Plan (CPP) by 1 December 2019. This requirement applies to all planning authorities, including State Government agencies and Councils. Agencies such as the NSW Department of Planning and Environment now have a Community Participation Plan to outline how they will engage with the community on matters such as State Significant Development, Infrastructure and strategic planning.

The CPP does not relate to any other functions of Council beyond planning. The CPP is distinct from, but complimentary to Council's Community Engagement Strategy which remains Council's overarching adopted strategy for engaging with the community for all of its functions. The CPP in context with Council's broader engagement framework is illustrated below.



The CPP is a tool that provides certainty and clarity for the community as to when and how it can participate in the planning process based on the requirements of the EP&A Act and Council's Community Engagement Framework.

The CPP will replace the current Bankstown DCP 2015 and Canterbury DCP 2012 provisions relating to notification and advertising of Development Applications.

Draft Community Participation Plan

The CPP meets all mandatory requirements for engagement set out in the EP&A Act, and also applies a framework for best practice approaches to engagement on planning matters. It sets out when and how Council might encourage engagement, and invite participation from the community on planning and development matters being considered by other agencies, such as the NSW Department of Planning and Environment.

The objectives of the CPP are to:

- Explore opportunities in planning where participation is sought and diverse community groups and people of all backgrounds can contribute.
- Identify and implement inclusive engagement techniques for people of all abilities.
- Prioritise the importance of communicating planning matters in plain English and with visual aids.
- Encourage greater digital and electronic engagement.
- Identify participation techniques that are relevant and appropriate to the planning function and are guided by purpose.
- Ensure planning matters are communicated early with opportunities for ongoing participation or closing of feedback loop.
- Consider all community feedback and support ongoing planning and engagement education of the planning team.

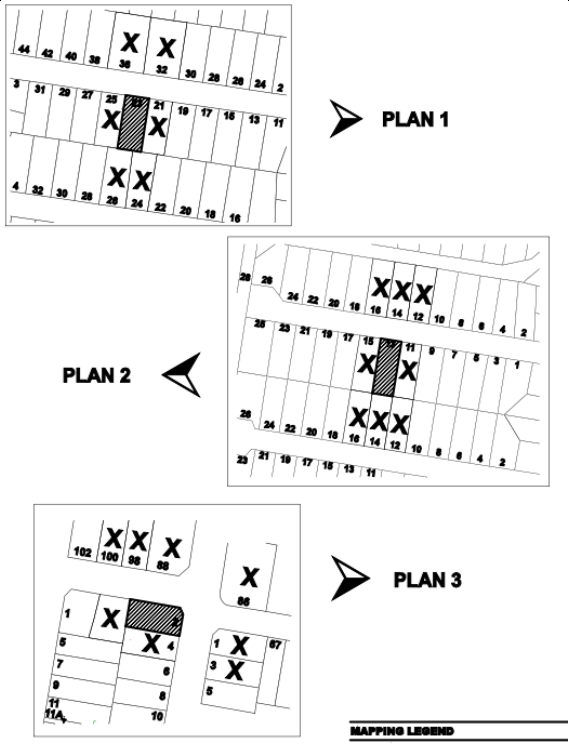
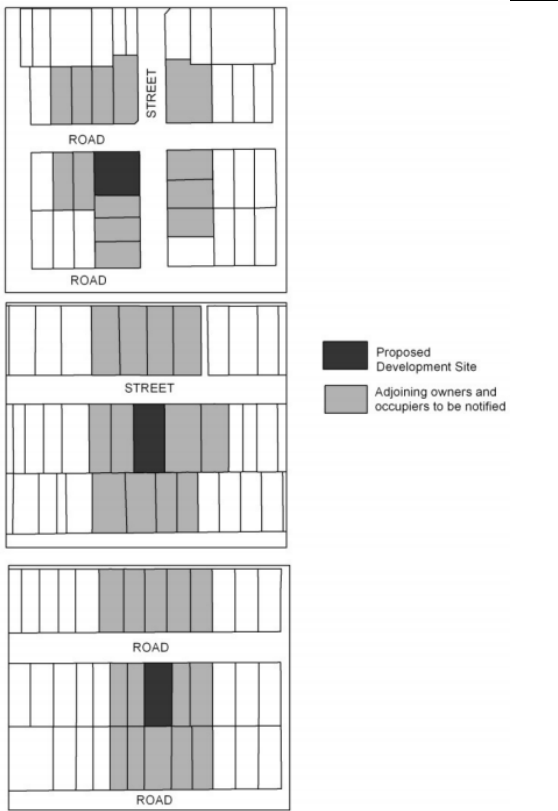
The CPP also outlines how Council will respond to State Government plans or major developments that apply to Canterbury Bankstown but are not within Council's statutory or strategic plan making functions (such as State Significant Development, State-led urban renewal projects)

Development Assessment

The CPP will replace the following Development Control Plan provisions:

- Section 3 of the Introduction of Bankstown DCP 2015 – Public Notification of Development
- Section A3 of the Canterbury DCP 2012 – Notification and Advertising

The CPP brings together the notification and advertising processes for DAs of the former Canterbury and Bankstown Council's into a comprehensive document. Where the two former Council notification controls have varied, the Community Participation Plan applies the process that provides the more extensive consultation of the two. An example of this is illustrated below:

<p>Bankstown DCP 2015 The Bankstown DCP 2015 requires notification of one property either side of a development application.</p>	<p>Canterbury DCP 2012 The Canterbury DCP 2012 requires notification of two properties either side of a development application.</p>
	

In this instance, the Canterbury DCP 2012 provision has been applied in the Community Participation Plan as this provides the greater level of engagement between the two former Council policies. This same approach has been applied to all other inconsistencies.

As per the current DCP provisions, in most instances, DAs will remain subject of a 14 day notification period. Extended notification (21 days) will be provided to developments which have the potential for a broader scope of impact. These include:

Amusement centres, attached dwellings (10 or more), boarding houses, child care centres, community facilities, demolition of heritage items, educational establishments, funeral homes, group homes, hostels, pubs, massage parlours, methadone clinics, multi-dwelling housing (10 or more), places of public entertainment, places of public worship, residential flat buildings, restricted premises, seniors housing (10 or more beds or dwellings), shop top housing (10 or more dwellings), hotel and motel accommodation, serviced apartments, sex services premises; entertainment facilities; registered clubs; restricted premises, educational establishments, hospitals, community facilities, recreational areas and facilities.

There will also be provision for other developments not listed above, to have an expanded scope for community participation should planning staff consider the level of impact warrants more extensive notification. There is however no discretion by staff to reduce the level of engagement from that stipulated within the CPP.

Strategic Planning

Council's strategic planning functions under the EP&A Act include the making or amending of:

- Local strategic planning statements (long term strategic land-use plans);
- Local environmental plans (land use zoning, height, floor space)
- Development control plans (detailed design controls)
- Contributions plans (outlining local infrastructure contributions)
- Planning agreements (entering into agreements with applicants/proponents for delivery of works or additional contributions)
- Community participation plans (setting out how Council will engage with the community)
- Planning proposals (proposed changes to local environmental plan – either Council or proponent led)

The CPP requires exhibition of 28 days for the making or amendment of the above plans. This is consistent with the legislative requirements. It also provides a toolbox for additional discretionary engagement activities to guide Council's planning and engagement teams in involving the community in the plan making process.

Other functions of the Community Participation Plan

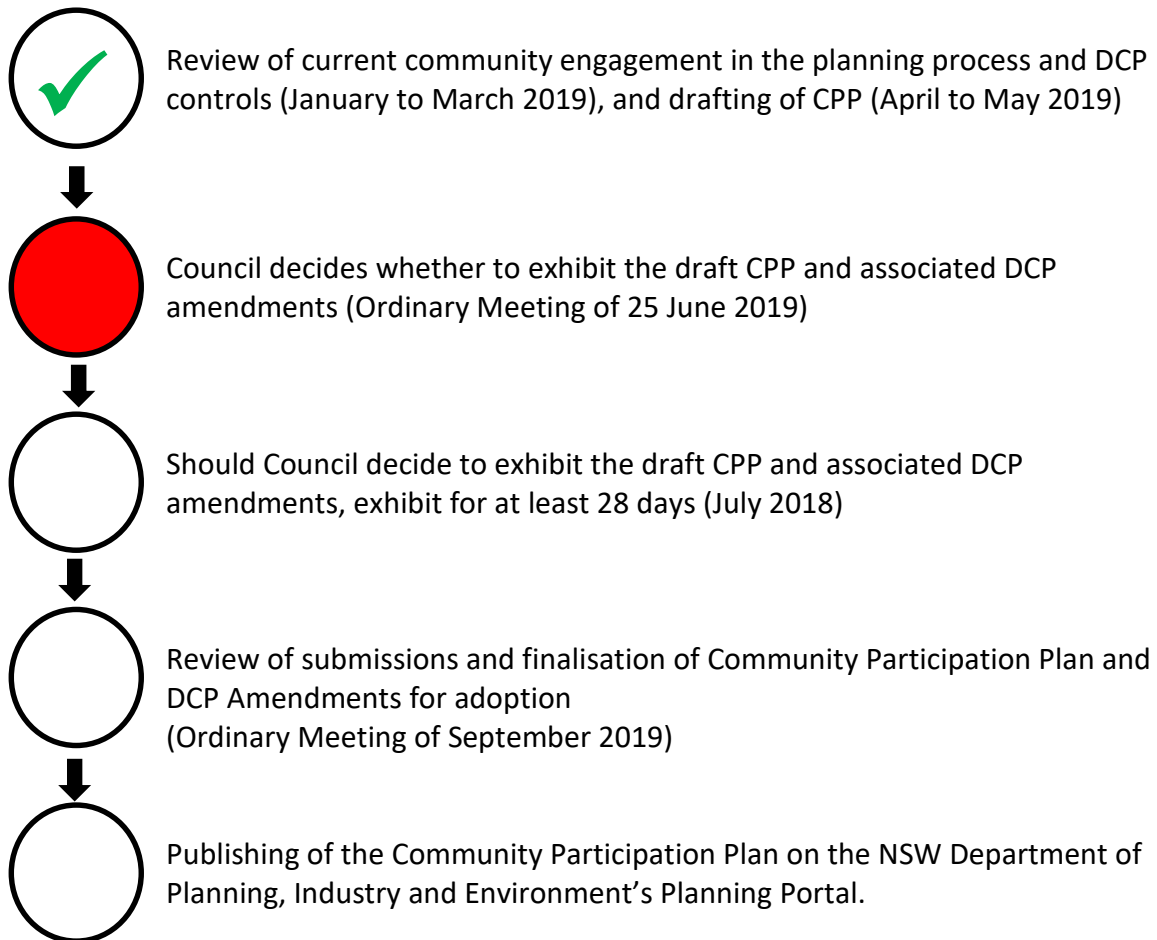
The CPP acknowledges the unique, multicultural attributes of our community. In response to this, it recognises the need for Council to consider opportunities where it may need to be more proactive in informing the community on projects affecting our local area that are not within Council controls. This includes projects being led by other agencies such as the NSW Department of Planning, Greater Sydney Commission and others. In circumstances where these policies will have a significant impact on our local community, and where Council officers are of the view that further engagement with our community is required, Council will either notify residents that they are able to make a submission to that plan, or invite the community to inform Council's submission or advocacy to that plan.

The CPP also sets out how Council will deal with submissions in terms of receiving, recording and responding to them in the planning process.

Next steps

Following a review, it is recommended that Council resolve to exhibit the draft Community Participation Plan for a period of at least 28 days, including the associated amendments to the Bankstown DCP 2015 and Canterbury DCP 2012.

Following exhibition of the Community Participation Plan, Council officers will review submissions, finalise the Community Participation Plan for Council adoption and once endorsed by Council, issue the plan to the NSW Department of Planning, Industry and Environment for publishing on the NSW Planning Portal. The process is outlined below.



ITEM 5.4 Local Strategic Planning Statement Update

AUTHOR Planning

PURPOSE AND BACKGROUND

This report provides a progress update on Council's Local Strategic Planning Statement and new planning framework completed to date and outlines emerging directions from works and engagement.

ISSUE

At the Ordinary Meeting of 25 September 2018, Council endorsed the project plan to commence the Accelerated LEP Review Program.

The program requires the preparation of technical studies, Community Participation Plan, Local Strategic Planning Statement and a Comprehensive LEP, which will bring together the planning controls of the former Bankstown and Canterbury Councils. The program also requires engagement and consultation with the community and key stakeholders.

Pursuant to the funding arrangement with the Department of Planning and Environment, Council is required to meet a number of milestones by June 2020. The first and second milestones were the endorsements of the project plan and LEP Review Report. The third milestone is the preparation of a Local Strategic Planning Statement, which is the subject of this report.

RECOMMENDATION

That the information be noted.

ATTACHMENTS

Nil

POLICY IMPACT

Under the project plan endorsed by Council at the Ordinary Meeting of 25 September 2018 and the Accelerated LEP Review Program Agreement between Council and the Department of Planning and Environment, Council is required to deliver a Comprehensive LEP by June 2020. The Comprehensive LEP is to bring together the planning controls of the former Canterbury and Bankstown Councils into one Local Environmental Plan with supporting citywide controls, including a Development Control Plan and Contributions Plan.

There are six phases in the program as shown in Figure 1.

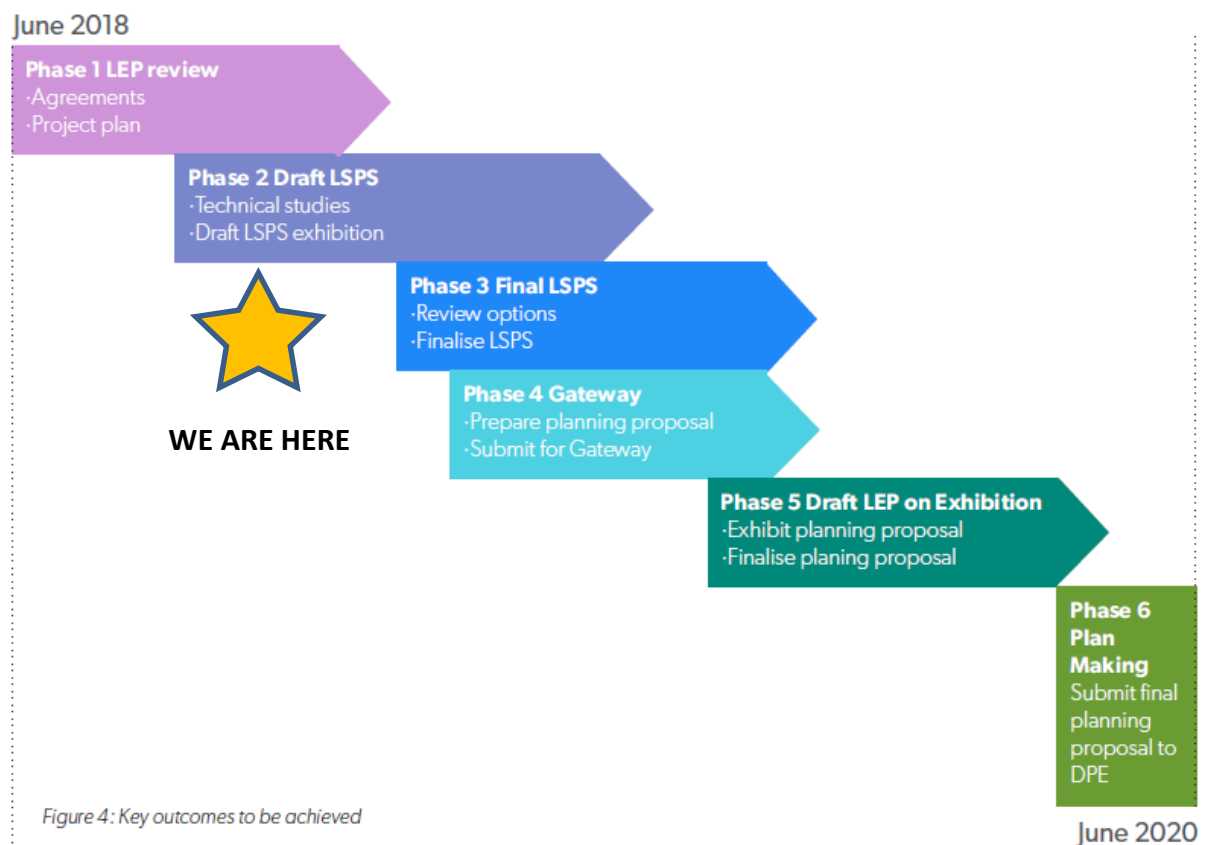


Figure 1: Accelerated LEP Review Program (Source: GSC)

To date, Council has completed the milestones under Phase 1 as follows:

1. Council endorsed the project plan at the Ordinary Meeting of 25 September 2018.
2. Council endorsed the LEP Review Report at the Ordinary Meeting of 16 October 2018. The LEP Review Report identifies how closely aligned Council's existing local environmental plans are to the actions in the South District Plan, and starts to identify the gaps in preparing Council's new citywide strategic planning framework following the merger of the former Bankstown and Canterbury Councils.
3. Council submitted the LEP Review Report to the Department of Planning and Environment for an initial appraisal and to the Greater Sydney Commission as part of their assurance role. In a letter dated 21 December 2018, the Greater Sydney Commission confirmed that Council met the requirements of Phase 1.

Council is currently in Phase 2 and is preparing the Draft Local Strategic Planning Statement for exhibition purposes.

Initially, the Environmental Planning and Assessment Act 1979 required Council to exhibit the Draft Local Strategic Planning Statement before 1 July 2019. However, the NSW Minister for Planning and Public Spaces recently granted the following extensions:

- Council has until 1 October 2019 to commence the exhibition of the Draft Local Strategic Planning Statement.
- Council has until 31 March 2020 to submit the final Local Strategic Planning Statement to the Department of Planning and Environment and the Greater Sydney Commission for approval.

The Minister notes that the overarching timeline under the Accelerated LEP Review Program Agreement remains unchanged, which means Council must continue to work towards delivering a Comprehensive LEP by June 2020.

FINANCIAL IMPACT

The NSW Government's Accelerated LEP Review Program is funding this project (up to \$2.5 million) as outlined in the agreement endorsed by Council at the Ordinary Meeting of 25 September 2018.

COMMUNITY IMPACT

Council's primary focus is to ensure forecast growth in population and jobs is appropriately supported by a funded infrastructure delivery plan, whilst preserving the identity and character that make our area highly desirable. This process is also designed to ensure the new planning framework for the City will deliver a thriving, liveable City.

DETAILED INFORMATION

1. Purpose of the Local Strategic Planning Statement

The Local Strategic Planning Statement is a statutory land use planning document within the NSW planning system. The Local Strategic Planning Statement sets out Council's land use vision, priorities and actions for the next 20 years.

Pursuant to section 3.9 of the Environmental Planning and Assessment Act 1979, the purpose of the Local Strategic Planning Statement is to include or identify the following:

- The basis for strategic planning in the City, having regard to economic, social and environmental matters.
- The planning priorities for the City that are consistent with Council's Community Strategic Plan and the NSW Government's Greater Sydney Region Plan and South District Plan.
- The actions to achieve the planning priorities.
- The basis on which Council will monitor and report on the implementation of the actions.

The Local Strategic Planning Statement is also the next step to spatially deliver the vision of Council's Community Strategic Plan by informing changes to Council's statutory planning framework including the Local Environmental Plan, Development Control Plan and Contributions Plans.

In relation to other requirements under the Environmental Planning and Assessment Act 1979:

- Council must consider the Local Strategic Planning Statement when assessing rezoning applications.
- Council must review the Local Strategic Planning Statement at least every seven years.
- The validity of the Local Strategic Planning Statement is open to legal challenge for a maximum period of three months after adoption.
- The Local Strategic Planning Statement cannot override state policies such as state environmental planning policies and planned precincts.

2. Current preparation work for the Draft Local Strategic Planning Statement

2.1 Initial phase of community consultation

Council officers commenced the preparation process by undertaking an initial phase of community engagement. The intended outcome was to collect ideas, opportunities and challenges about places within the City. This initial phase included an online survey, drop-in sessions, stakeholder engagement and advertisements in local newspapers and social media as outlined below.

2.1.1 Online survey and pop-in sessions

Council officers carried out a survey in five different languages to ask participants about their thoughts on their local areas and the City's future based on a range of topics such as the economy, transport and open spaces. Council officers carried out the survey from 18 April to 21 May 2019 through:

- Council's website
- Postcards placed in Council's customer service areas, libraries and key facilities
- Drop-in sessions at the following locations:
 - The North Terrace entrance to the Bankstown railway station (Friday 10 May 2019)
 - Marco Avenue, Revesby (Saturday 11 May 2019)
 - ANZAC Plaza, Campsie (Saturday 11 May 2019).

2.1.2 Stakeholder Engagement–Community reference groups and businesses

Council officers conducted six workshops with members of the following Council reference groups:

- Integrated Transport Reference Group (10 May 2019)
- Arts and Culture Reference Group, Environmental Sustainability Reference Group, Health and Recreation Reference Group, Heritage Reference Group, Liveable City Reference Group, Recreation and Leisure Reference Group, Sporting Associations Reference Group (10 May 2019)
- Diversity Reference Group, Interfaith Reference Group, Social Inclusion Reference Group, Women Reference Group, Youth Reference Group (13 May 2019)
- Business Leaders Reference Group, Prosperity and Innovation Reference Group (14 May 2019)
- Community Voice Panel (14 May 2019)
- Special Interest Group (14 May 2019).

The two hour workshops asked participants to identify opportunities for positive change in the City over the next 20 years and any challenges which may need to be resolved.

2.1.3 Stakeholder Engagement–Government agencies and adjoining councils

To date, Council officers consulted the following government agencies and adjoining councils to discuss opportunities and challenges that would benefit from a collaborative approach:

- NSW Department of Education
- TAFE NSW
- South West Sydney Local Health District
- Sydney Local Health District
- Transport for NSW
- Sydney Metro
- Roads and Maritime Services
- Sydney Water
- Government Architect's Office
- Bayside Council

- Burwood Council
- Cumberland Council
- Georges River Council
- Inner West Council
- Fairfield City Council
- Liverpool City Council
- Strathfield Council
- Sutherland Council.

2.2 Technical studies and investigations

Council officers are currently finalising the background technical studies and investigations as identified under the Accelerated LEP Review Program Agreement. The technical studies include:

- Housing Strategy (which includes affordable housing)
- Employment Lands Strategy
- Transport Strategy
- Demographics
- Sustainability Analysis

The background technical studies and investigations, together with the outcomes of the initial phase of community engagement, will inform the actions in the Draft Local Strategic Planning Statement.

2.3 Emerging Directions

The City is strategically placed to connect all three of Sydney's Cities – the Western Parkland City, the Central River City and the Eastern Harbour City – making it the logical link to supporting the growing economic activity of the three cities as shown in Figure 2.

To date, the research and community feedback identify the following emerging directions that would inform how the City can facilitate this metropolitan role:

1. CBCity can connect and support the Greater Sydney Region: Due to the City's strategic location, the City is in a unique position to complement and support the productivity of the Greater Sydney Region by:
 - providing a range of opportunities of start-up businesses within proximity to the three cities
 - providing secondary centres that can access the three cities
 - providing space for second and third tier commercial and incubator businesses
 - providing space for large industrial and warehouse uses in proximity to the three cities.



Figure 2: CBCity 2036, Connecting Sydney's Three Cities (Source: GSC)

2. CBCity is strategically located to realise a grid metro system for Sydney: The City can play an important role in transitioning the current metropolitan transport system from a radial system (all lines going to/from the Sydney CBD) to a grid network. There is the opportunity for better north–south connections via Bankstown and Campsie.
3. CBCity is an important active transport, ecological and hydrological connector for the three cities: The City plays an important role as an ecological and hydrological connector, which contributes to the sustainability of the Greater Sydney Region. The green corridors of Cooks River, Wolli Creek, Georges River, Salt Pan Creek, Duck River and the metro linear green space all complete a vast network of interconnected active transport, ecological, recreational, hydrological and cultural spaces.
4. CBCity can provide Great Places and Centres: The many and varied centres throughout the City can provide the community with great places by providing:
 - Housing diversity, housing choice and affordable housing options near rail, metro and bus connections.
 - Quality medium and high density housing within walking distance of centres, away from established residential areas.

Next Steps

The next steps to completing the Draft Local Strategic Planning Statement include:

1. Completing the technical studies and investigations.
2. Completing the initial phase of community consultation.

At the completion of this work, it is proposed to report the Draft Local Strategic Planning Statement to Council prior to exhibition. The Council report will outline the content of the Draft Local Strategic Planning Statement and the proposed consultation program to be implemented during the exhibition period.

Planning Matters - 25 June 2019

ITEM 5.5 Draft Amendments to Canterbury Development Control Plan 2012 - Croydon Street Precinct

AUTHOR Planning

PURPOSE AND BACKGROUND

This report is seeking Council endorsement to adopt amendments to Canterbury Development Control Plan 2012 (Amendment No.6).

ISSUE

This report summarises the exhibition of Canterbury Development Control Plan 2012 (Amendment No.6) which applies to land in Lakemba known as the Croydon Street Precinct. The DCP provides site specific controls for the site subject to a planning proposal which Council resolved to finalise on 25 September 2018, known as 5-9 Croydon Street, Lakemba, and surrounding land. It also applies to a site subject to a separate planning proposal at 194-198 Lakemba Street, Lakemba.

Council received four submissions in response to the exhibition. The submissions raised issues in relation to the pedestrian link and pocket park, setbacks, laneway use, location of waste services and parking. Following consideration and assessment of the likely impacts, it is proposed to amend the DCP to address these issues. The amendments are considered to be minor and do not warrant re-exhibition.

RECOMMENDATION That -

1. Council adopt Canterbury Development Control Plan 2012 (Amendment No.6) with amendments as outlined in this report and shown in Attachment A.
2. Canterbury Development Control Plan 2012 (Amendment No.6) come into force concurrently with the gazettal of the Local Environmental Plan for 5-9 Croydon Street, Lakemba in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000.

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

- A. Draft DCP - Croydon St Precinct
- B. Council report - 25 September 2018

POLICY IMPACT

Whilst this matter has no policy implications for Council, the intended outcome of the draft DCP amendment is to deliver high quality development outcomes for the Croydon Street precinct.

FINANCIAL IMPACT

This matter has no financial implications for Council.

COMMUNITY IMPACT

The draft controls for the Croydon Street precinct will ensure future development responds appropriately to the surrounding context and provides appropriate residential amenity including new laneway connections to improve pedestrian connectivity and communal open space in the order of 900m². The DCP will also provide greater community certainty in relation to the future development outcome for the site.

DETAILED INFORMATION

Background

At its Ordinary Meeting of 25 September 2018, Council resolved to adopt a planning proposal for land at 5-9 Croydon Street, Lakemba.

The planning proposal sought to amend the height of buildings (HOB) and floor space ratio controls (FSR) for this site with the following amendments:

- Increase in the maximum height of buildings from 18m to part 18m, 24m and 33m.
- Increase in the FSR from 1.6:1 to 2:1.

The amendments will allow the site to be redeveloped for high density residential development.

At that meeting, Council also resolved to exhibit draft amendments to Canterbury Development Control Plan (DCP) 2012 (Amendment No.6) to provide more specific controls to guide future development of the site and adjoining sites.

On 27 November 2018, Council also considered a planning proposal on adjoining land to the north of the subject site at 194-198 Lakemba St, Lakemba. Council however resolved not to proceed with the planning proposal and that it be reconsidered by Council when a vision for the Lakemba Town Centre has been established and when an agreement on the approach to managing planning proposals in the corridor has been reached between Council and the Department of Planning.

The draft DCP controls include:

- Vision/character statement for the site.
- Building Envelopes.
- Streetscape and character.
- Landscaping/deep soil zones.
- New pedestrian and vehicular through site links/access.

A copy of the 25 September 2018 report is at Attachment B and provides background to the DCP controls.

Map showing the DCP area is shown below:



Key

- | | | | |
|--|-------------------------------|--|------------------------|
| | Precinct boundary line | | 5-9 Croydon Street |
| | Subdivision property boundary | | 194-198 Lakemba Street |
| | Public open space | | Greek Club site |
| | Public / community building | | |
| | B2 Zone | | |
| | R4 Zone | | |

Exhibition

The exhibition of Canterbury DCP 2012 (Amendment No. 6) took place from 2 April to 8 May 2019. The exhibition included:

- Displays at Council's customer service centre and corporate website.
- Letters to owner and neighbouring owners.
- Public notices in the local newspaper.

Council received four submissions in response to the exhibition, including a detailed submission from Eloura Holdings the owner of 5-9 Croydon Street and 194-198 Lakemba Street (both subject to current planning proposals).

The issues raised in the submissions are assessed below.

Assessment of submissions

Owner submission Issue 1: Pedestrian Link

The submission requests either the deletion of a proposed pedestrian link and pocket park within 194-198 Lakemba Street, or that it be relocated to a central mid-block location within the adjoining Greek Club site (at 206-214 Lakemba Street).

The justification provided in the submission for this request is that the proposed change:

- Supports the principle of improved permeability but questions the relative benefit of such a specific proposed configuration. The proposed through-site connections on the western edge of the precinct provide increased permeability and improved access to Jubilee Reserve.
- There is no need for another pedestrian link which is only 30m from Croydon Street.
- A mid-block link would be more appropriate, if Council believes another pedestrian link is required.

Comment: The structure plan (Fig F10.2, page 4) in the DCP is reproduced below and shows a pedestrian link (indicated by an orange dotted line) and pocket park (shown dark green) at 194-198 Lakemba Street and a further pedestrian link (indicated by a yellow dotted line) at the north western end of the site.



The removal of the link and pocket park from the structure plan is not supported as they provide an important public link to service the laneway as required by clause F10.8.2. It should be noted the site at 194-198 Lakemba Street is subject to a separate planning proposal and there will be future development options to pursue on the site including the precise location of the pedestrian link and pocket park. The link and pocket park could utilise the building separation between 194-198 Lakemba Street site and adjoining Greek Club site.

In relation to the relocation of the link to a mid-block location, this request is not agreed with as the adjoining Greek Club Site (where any mid-block access would need to be located) is already burdened by a laneway on the western boundary. It is considered unreasonable to further burden this site with another through access link.

Action: No change is recommended as a result of this issue being raised.

Owner submission Issue 2: Table F10.1 street wall height relative to the building height in number of storeys

The submission requests an amendment to Table F10.1 that shows the required street wall height relative to the building height in number of storeys. This amendment is to distinguish that 6 storey development along the new lane will have a street wall height of 6 storeys. Currently the table states that 6 storey development will have a street wall height of 4 storeys.

Existing Controls

Building Height in Storeys	Street wall Heights
6 storeys	4 storeys
7 storeys	6 storeys

Proposed controls (in submission)

Building Height in Storeys	Street wall Heights
6 storeys along Railway Parade	4 Storeys
6 Storeys along new lane	6 storeys
7 storeys	6 storeys

The reason provided in the submission for this amendment is to establish a uniform 4 storey street wall height along Railway Parade and a 6 storey street wall height along the new lane.

The submission also raises an alternate development strategy of allowing 6 storey development along the lane which was not contemplated under the LEP height limits.

Comment: The LEP building heights along the laneway ranges from 18m to 33m. Although a 6 storey building can be accommodated within heights of up to 21m, the request appears to include a 6 storey development along the laneway where the LEP height map is 18m and this would not be supported, as it would not comply with the number of storeys (5 storeys) allowed within this height limit.

In relation to the upper level setbacks, they were intended to apply to 6 storey buildings along Railway Parade and Croydon Street and not along the new northern boundary laneway. These requirements are partly expressed in Table F10.1 of the DCP and the control under Table F10.1 which would reads:

Otherwise the street wall height shall be the same as the building height

The above control would allow 6 storey buildings along the laneway without any upper level setback.

Action: Amend DCP to clarify reference of upper level setbacks for 6 storey building to apply to properties along Railway Parade and Croydon Street. The proposed amended Table F10.5 is shown as follows:

Building Height in Storeys	Street wall Heights
6 storeys (Croydon Street and Railway Parade)	4 Storeys
7 storeys	6 storeys

Owner submission Issue 3: Ground level setbacks for Croydon Street

The submission requests an amendment to the ground level setback for Croydon Street in Table F10.2. This is to replace the current control which requires a minimum 6m setback transitioning to the B2 zone, with a new control requiring a 3m average setback for new development.

The reason given for this change in the submission is that the current wording is not clear on the intent. The proposed amendment clarifies this.

Comment: Table F10.2 provides controls setbacks and upper level setbacks of development within the precinct.

The 6m setback requirement along Croydon Street is intended to create setback similar to the adjoining residential flat building (RFB) at 11 Croydon Street, in order to create a consistent setback and provide amenity for this existing building. This would transition to the B2 zone to have a zero setback on Croydon Street to accommodate ground floor retail uses in the B2 zone. The draft controls do not reflect this requirement. An average of 3m could allow development with no setback and built to the boundary which is not desirable. An average of 4.5m is considered appropriate for the setback along the R4 zone along Croydon Street with a minimum of 3m and maximum of 6m, transitioning to zero setback in the B2 zone. An amendment to the controls is recommended to reflect this. Table F10.2 is to read as follows:

Location R4 zone	Ground level setback
Croydon Street	Average of 4.5m setback (minimum of 3m to a maximum of 6m) transitioning to zero to the B2 zone.

Action: Amend DCP as per above table.

Owner submission Issue 4: Setbacks for new laneway

The submission requests an amendment to Table F10.2 that shows the required ground level setback as an average of 1.5-2m, to instead be an average of 1.5m. The reason given is an average cannot be a range. An average of 1.5m setback provides for some variation along the lane and imposes less constraints on development potential.

Comment: The setbacks along the new laneway were intended to ensure new development provides appropriate articulation along the new laneways. An average range of 1.5m is appropriate to achieve this, with a minimum and maximum setback.

Action: Amend DCP to change average from 1.5-2.0m to 1.5m (minimum 1.1m to a maximum of 1.9m).

Owner submission Issue 5: Street Activation - B2 zone

The submission requests an amendment to F10.6.2 C1 that requires active street frontages to be provided within the precinct. The removal of the proposed laneway as an active street frontage is sought. The reason given in the submission is that the lane should have the potential to be a residential street and is not intended to be a retail street. Activation does not necessitate commercial uses and questions the demand for commercial space along the lane and highlights the potential for vacant shop fronts.

Comment: A key objective of the DCP is to revitalise the precinct and to improve pedestrian and vehicular access. The new laneway will adjoin the R4 zone to its south and B2 zone to its north. It has always been the intention of the planning for the precinct that the interface of the laneway will provide a combination of commercial and residential uses consistent with the zoning.

While activation does not necessarily require commercial uses, it is difficult to see how the laneway could otherwise be activated, and the lack of a requirement could mean it being occupied by parking and servicing areas and the backs of shops. For this reason the request to remove the laneway from being an active frontage is not supported as it is not consistent with intention of the DCP to revitalise the precinct.

Action: No further change required.

Owner submission Issue 6: Terrace Area Depth

The submission requests an amendment to F10.6.5 C2 that requires the setback of the new laneway to provide a terrace area of a minimum 3m depth. This amendment is as follows:

C2 A terrace area of minimum 1.1m depth with landscape and deep soil beds is to be provided within the front setback area.

The reason given is that a 3m depth is excessive and inconsistent with the requirement for an average 1.75m setback to the new lane.

Comment: F10.6.5 C2 reads as follows:

C2 A terrace area of minimum 3m depth with landscape and deep soil beds is to be provided within the front setback area.

It is agreed that the depth of the terrace area should be consistent with the front setback of the new laneways. In response to the submission, an amendment to the setback along the laneway from average 1.5-2.0m to average 1.5m (minimum 1.1m to maximum 1.9m) is proposed. The depth of the terrace area should correspond to setback of the laneway. For consistency purposes and to ensure adequate depth of the terrace area, the following amendment is proposed:

C2 A terrace area with a depth (minimum 1.1m to maximum 2.0m) consistent with the setback (Table F10.2) of the new laneway with landscape and deep soil beds is to be provided within the front setback area.

Action: Amend F10.6.5 C2 as outlined above.

Owner submission Issue 7: location of waste services

The submission requests the deletion of clause F10.8.4 that requires access for waste collection and storage to be from the new laneway. The reasons given for this request are:

- The lane is intended to provide pedestrian circulation through the block.
- Future development does not rely on the lane for waste management.
- The control is inconsistent with a waste management strategy previously provided to council that proposes waste collection from Croydon Street.

Comment: F10.8.4 Site Facilities and Services C1 reads:

- C1 Access for waste collection and storage is to be from the new laneway where possible.

The provision of the laneway was required amongst other things to facilitate the servicing and garbage collection of the site and the properties in the adjoining B2 zone. The width of the laneway (8.9m) is sufficient to service garbage trucks. Council's Waste Service Unit supports the collection of waste from the laneway. The request to delete this clause is not supported.

Action: No change is recommended as a result of this submission.

Owner submission Issue 8: Parking

The submission requests the deletion of clauses C2 and C3 and the words "in the R4 zone" in clause C4 in Clause F10.8.5, and to delete referenced Figure F10.6.

In F10.8.5 C2, C3 and C4 reads:

- C2 *In the B2 zone, on-site parking is to be accommodated within the basement or if above ground is to be 'sleeved' from the public domain as illustrated in figure F10.6 Integrated On-site Parking – B2 Zone.*
- C3 *A minimum depth of 8m as a 'sleeved' zone is to be provided between above ground parking areas and the public domain or private external spaces. The 'sleeve' zone allows for active uses fronting the public domain.*
- C4 *In the R4 zone, car parking is to be provided in basements below ground unless Council is satisfied that unique site conditions prevent achievement of parking in full basements.*

The reasons given in the submission for these changes is that Figure F10.6 was deleted in the previous version of the DCP and basement parking should be encouraged in both the R4 and B2 zones to provide ground level communal open space and more permeability.

Comment: The controls in the DCP do not specify any preferred parking arrangements. A combination of above ground and basement parking should be allowed within the precinct to provide for flexibility. This is also consistent with parking requirements in commercial centres in the Canterbury DCP 2012 and Bankstown DCP 2015. Clauses C2, C3 and C4 clarify this. Deletion of these controls are not supported.

Figure F10.6 shows the parking arrangement for a site in a commercial zone only. This figure should be removed as it does not reflect the parking arrangements for the entire precinct.

Action: Delete Figure F10.6 and any references to the figure in the DCP.

The submission also request further amendments as follows:

- The description of FSR in a notation under F10.5 be deleted or replaced with the words minimum FSR with maximum FSR.
- Inclusion of an additional clause to reference Table F10.2 in relation to ground level setbacks.

The proposed request in the submission are supported as they will clarify controls in the DCP. The DCP will be amended accordingly.

Other submissions

Three other submissions were received that raised issues unrelated to the draft DCP controls but were more general issues relating to proposed future redevelopment of the site such as amenity and traffic impacts of future development of the site. These matters relate to the planning proposal. Given that Council has already endorsed an increase in height and FSR it is considered that these issues have been addressed in the September 2018 Council report. Specific issues regarding amenity and traffic will be considered in detail through the development application assessment process.

Next steps and Conclusion

Should Council decide to adopt the draft development control plan, as amended, Canterbury Development Control Plan (Amendment No.6) will come into force concurrently with the gazettal of the LEP for 5-9 Croydon Street, Lakemba. The Planning Proposal is with the Department of Planning and is yet to be gazetted.

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 | Adoption of the 2019-20 Operational Plan (including 2019-20 Budget and Schedule of Fees and Charges) and updated Resourcing Strategies for Assets and Finance. | 75 |
| 7.2 | Stronger Communities Fund - Quarterly Progress Report | 89 |
| 7.3 | Cash and Investment Report as at 31 May 2019 | 93 |

Governance and Administration Matters - 25 June 2019

ITEM 7.1 Adoption of the 2019-20 Operational Plan (including 2019-20 Budget and Schedule of Fees and Charges) and updated Resourcing Strategies for Assets and Finance.

AUTHOR City Future

PURPOSE AND BACKGROUND

The NSW Integrated Planning and Reporting requirements (*Local Government Act 1993 S402-406*) include the need for Council to develop a Delivery Program, supporting annual operational plans and associated resourcing strategies. Together, these documents represent Council's response as an organisation to the 10 year community strategic plan for the City – *CBCity 2028*:

- The 2018-21 Delivery Program (adopted June 2018) sets out the principal services Council will undertake, and priorities, service commitments, transformative actions and measures for the next three years; and
- The Operational Plan provides one year detail outlining the financial resources to be allocated and the projects to be completed in the 2019-20 financial year. It includes a breakdown of Council's operating budgets and planned expenditure, as well as other financial information, Council's Revenue Policy, Pricing Policy and Schedule of Fees and Charges. Operational Plans are prepared annually and, following a 28 day exhibition period, are adopted by Council prior to 1 July each year.
- Associated Resourcing Strategies required by the legislation, detailing how Council will provide for asset, financial and workforce management to deliver these plans.

The aim of these documents is to maintain and improve services, deliver on infrastructure needs, and provide a tangible contribution towards *CBCity 2028*.

ISSUE

This report seeks:

- to adopt the 2019-20 Operational Plan, including the 2019-20 Budget (and accompanying financial statements) and the 2019-20 Schedule of Fees and Charges; and
- to reflect latest financial information and forecasts in the 10-year Long Term Financial Plan, and the 10-year Asset Management Strategy.

RECOMMENDATION That -

1. In accordance with sections 402 to 406 of the *Local Government Act 1993*, Council adopt the Operational Plan 2019-20 including 2019-20 Budget, 2019-20 Capital

Expenditure Program, Council's Revenue and Pricing Policies and 2019-20 Schedule of Fees and Charges, and updated asset and financial resourcing strategies.

2. Those members of the community that have provided formal submissions be thanked and advised of Council's responses in this report.
3. In accordance with sections 534, 535 and 538 of the Local Government Act 1993, Council makes the following Rates and Charges – former Bankstown Council.

3.1 Rating

Subject to the provisions of Sections 404 and 494 of the Local Government Act 1993, an ordinary rate be made and levied for the rating year 1 July 2019 to 30 June 2020 upon the land value of all rateable land within the former city categorised as Residential or Business as detailed in the following table:

Category / Short Name	Ad-Valorem Rate (cents in \$)	Minimum Rate \$
Residential – Ordinary	0.186295	\$620.70
Business – Ordinary	0.606005	\$759.00
Bankstown Town Centre Special – see 3.1.1	0.104009	Nil

3.1.1 Bankstown Town Centre Special Rate

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

3.2 Domestic Waste Management Service Charges

Subject to provision of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2019 to 30 June 2020, as follows:

Type of Charge	Short Name	Annual Charge
An Annual Domestic Waste Management Service charge per service for each parcel of Rateable Residential land for which a service is available.	Domestic – Waste Management	\$550.00
Each additional service in respect of single dwelling premises.	Domestic Waste Extra Service	\$290.00
Each additional service in respect of multi residential units.	Domestic Waste Extra Strata Service	\$184.00

Each additional service in respect of recycling.	Extra Recycling Service	\$85.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$138.00
Rateable Vacant Land	Domestic Waste Vacant Land	\$144.00

3.3 Stormwater Management Charges

Council make and levy an annual stormwater management service charge for the Year 1 July 2019 to 30 June 2020 as follows:

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

3.3.2 Mixed Developments

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

3.3.3 Bankstown Airport

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

3.3.4 Exemptions

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

3.4 Interest Rate on Overdue Rates & Charges

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

4. In accordance with sections 534 and 535 of the Local Government Act 1993, Council makes the following Rates and Charges – Former Canterbury Council

4.1 Rating

Subject to the provisions of Sections 404 and 494 of the Local Government Act 1993, an ordinary rate be made and levied for the rating year 1 July 2019 to 30 June 2020 upon the land value of all rateable land within the former city categorised as Residential or Business as detailed in the following table:

Category / Short Name	Ad-Valorem Rate (cents in \$)	Minimum Rate
Ordinary - Residential	0.16781	\$695.80
Ordinary - Business	0.53340	\$695.80

4.2 Domestic Waste Management Service Charges

Subject to provision of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2019 to 30 June 2020, as follows:

Type of Premises	Short Name	Annual Charge
Single dwellings, a granny flat, dual occupancies and villas & townhouses (having and controlling use and storage of own bins).	Domestic Waste Service	\$485.00
Strata units and flats (with 1 or more bedrooms, not being flats owned by charitable or benevolent institutions for the housing of aged, infirm or disabled persons).	Domestic Waste Service	\$485.00
Flats owned by charitable or benevolent institutions for the housing of aged, infirm or disabled persons.	Waste Management – Non Rateable	\$485.00 for each rubbish bin
Properties categorised as Business (with or without residential accommodation)	Waste Management – Business	\$485.00
Each additional service.	Domestic Waste Extra Service	\$290.00
Each additional service in respect of recycling.	Extra Recycling Service	\$85.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$138.00

Vacant Land – refers to land that is devoid of buildings and excludes land on which building works are in progress	Domestic Waste - Vacant	\$144.00
--	-------------------------	----------

4.3 Stormwater Management Charges

Council make and levy an annual stormwater management service charge for the Year 1 July 2019 to 30 June 2020 as follows:

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

4.3.2 Mixed Developments

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

4.3.4 Exemptions

- Bowling and Golf Clubs - where the dominant use is open space;
 - Council-owned land;
 - Properties zoned: Open space 6(a); Private Recreation 6(b); and Rural.
5. In accordance with sections 566 of the Local Government Act 1993, that Council set the rate of interest to be charged on overdue rates and charges, for the year 1 July 2019 to 30 June 2020, at the maximum rate specified by the Minister for Local Government of 7.5% per annum, calculated on a daily basis.
 6. Council adopt the proposed actions to assessing its Financial Management Strategy and harmonising its Rating Structure, as outlined in the report.

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

- A. 2019-20 Operational Plan, Budget and Schedule of Fees and Charges
- B. Summary of submissions received
- C. Long Term Financial Plan - updated 2019
- D. Asset Management Strategy - updated 2019
- E. Workforce Strategy

POLICY IMPACT

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

FINANCIAL IMPACT

The Operational Plan sets out Council's Revenue Policy, Budget and Schedule of Fees and Charges for the 2019-20 financial year.

Whilst the budget will provide the necessary funding required to manage Council's ongoing operational and capital works requirements for the 2019-20 financial year, it also endorses the setting of regulatory elements such as determining the relevant rates for each Rating Category, Annual Levies, and fees and charges.

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

Council's Financial and Asset Management Strategies are updated annually and reflect the proposed 2019-20 budget, latest financial information, financial forecasts, and the latest asset and condition data. Council's current financial position and performance is considered sound and stable. That said, Council's long term financial plan forecasts a number of financial challenges, particularly in adequately funding Council's required asset maintenance and backlog requirements. It will be important over the coming 12 months to continue to consider the options and scenarios as outlined in the Financial and Asset Management Strategies to ensure Council remains financially sustainable over the long term.

COMMUNITY IMPACT

The Operational Plan details the projects, activities and finances to implement in 2019-20 to align to 2018-21 Delivery Program. The Operational Plan is a pivotal integrated planning document which ensure that Council continues to focus the priorities identified by the community and that resources are properly allocated to address them.

DETAILED INFORMATION

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

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

Council's priorities as outlined in the 2018-21 Delivery Program continue to focus on:

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

The Operational Plan expands on the priorities in the Delivery Program by identifying the specific services and projects Council will provide over the next financial year. During 2019-20, Council will expend over \$329 million on essential services and over \$104 million on improving assets. This includes \$43.7 million for roads and transport; \$9.8 million for parks and recreation; \$7.8 million for community buildings; \$2 million for environmental works and \$9.8 million for upgrades to town centres.

The Operational Plan and Delivery Program have been aligned to the 'seven destination' structure of CBCity 2028. This has been designed to ensure the plans continue to support the goals and aspirations of CBCity 2028 and facilitate monitoring and reporting progress to Council and the community. Highlights of the Operational Plan categorised by City Destination include:

Leading and Engaged

- Advocacy for quality local outcomes from State planning initiatives - health, education, transport, and environment
- Continue to pursue shared service arrangements
- Continuing to provide high quality, value-for-money services to the community

Healthy and Active

- \$1.1 million for library resources
- Open space upgrades e.g. Parry Park, Killara Reserve
- Sportsfield upgrades e.g. Kelso Park North, Beaumont Park, Jensen Park, Potts Park
- Ewen Park Improvement Plan

- Leisure and Aquatics Strategic Plan

Prosperous and Innovative

- Smart City Road Map
- Prosperity initiatives
- City Activation Plan
- Close the Loop on Waste project
- Cultural Strategic Plan

Moving and Integrated

- Road and transport programs e.g. Lang Road Bridge, Hurlstone Park; Chapel Road, Bankstown; Croydon Street, Lakemba; Kingsgrove Road, Belmore; Christina Road, Villawood; Highcliff Road, Earlwood; The River Road, Revesby
- Transport Strategy
- Complete Streets

Safe and Strong

- Draft Child Friendly City Strategy
- The Disability Inclusion Action Plan initiatives
- Reconciliation Action Plan
- Diversity Action Plan
- Youth Action Plan

Liveable and Distinctive

- Local Strategic Planning Statement
- Advocacy for Sydney Metro and Sydenham to Bankstown Corridor including a three-dimensional model of the entire corridor.
- Canterbury and Revesby Town Centre upgrades
- Good Design Strategy

Clean and Green

- Sustainable City Program
- Innovative solutions for litter collection at the Cooks River
- Waterway restorations at Rorie Reserve, Padstow
- Stormwater harvesting at Jim Ring Reserve, Birrong
- Progress to provide a solar farm for the City
- Biodiversity Plan

EXHIBITION

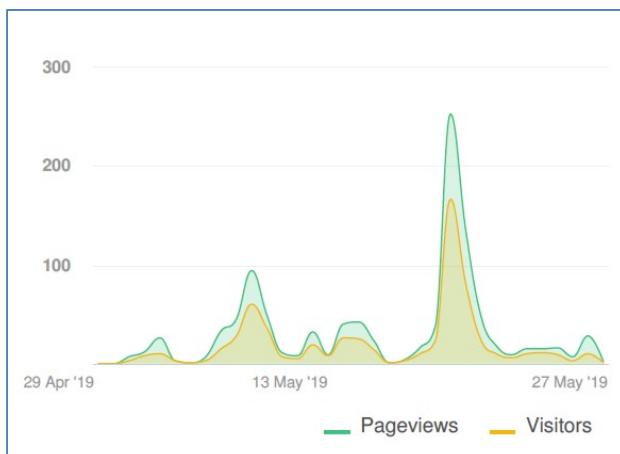
Council considered the draft Operational Plan at its meeting held on 30 April 2019 and gave approval for public exhibition. A number of strategies were used to ensure that the exhibition achieved good coverage of the City including:

- Notices published twice in the local papers;
- Translations in locally distributed Arabic, Vietnamese and Chinese newspapers;
- All documents made available on the Council's website;
- Displays set up in the Customer Service Centre, and Council libraries, Leisure and Aquatic Centres and halls;

- Local Members advised and meetings held if requested;
- All Council Advisory Committees advised;
- E-Notifications sent to Council's contacts for community, sporting and business; and
- On-line community forum at www.haveyoursaybankstown.com.au including capability to read the draft plan online.

Exhibition in the digital environment indicated a very good awareness and 'informed' status of participants shown by:

- Nearly 2,700 viewings – a 600% improvement on 2018-19;
- 463 viewers averaged around seven minutes interacting with the document;
- 123 participants downloaded the document; and
- 17 viewers made submissions.



HaveYour Say Timeline for exhibition of the Operational Plan

External Submissions

The matters raised in the 18 formal submissions received as a result of the exhibition are summarised below and can be found in more detail in Attachment B. None require amendment to the Operational Plan however the comments raised in relation to capital projects have been noted by relevant managers for future capital programs, and specific responses will be provided to all submitters following consideration of this report. Some of the general feelings and thoughts to come from the exhibition include:

- Concerns about the general condition of roads in some areas, travel times in peak hours, and the safe movement of people and traffic;
- Lack of a large, dedicated performance/exhibition venue in the City;
- Provision of open space and play facilities;
- General improvement for town centres;
- More ambitious approach to sustainability and climate change;
- Introduction of recycling options in Council's Trade Waste Service; and
- Fee structure in Learn-to-Swim programs.

Financial Management

The 2019-20 budget acknowledges Council's current sound and stable financial position and also the financial challenges facing Council, particularly in relation to adequately funding required asset maintenance and backlog. It will be important over the coming twelve months

to continue to consider options and scenarios to ensure Council remains financially sustainable over the long term.

Throughout the exhibition period, Council's 2019-20 budget has been adjusted to reflect items not known at the time of preparing the Budget. The net financial impact of those changes is reflected in the tables and/or information below:

**Canterbury Bankstown Council
2019-20 Budget**

Item	Exhibited Budget \$'000	Revised Budget \$'000	Change \$'000
INCOME			
User Charges & Fees	26,023	23,023	(3,000)
Interest	10,380	9,880	(500)
Grants & Contributions - Operating	23,865	23,874	9
Grants & Contributions - Capital	25,243	26,545	1,302
Other Operating Revenue	19,772	20,883	1,111
	105,283	104,205	(1,078)
EXPENDITURE			
Employment Costs	140,040	139,631	(409)
Material & Contract	84,076	84,401	325
Other Expenses	37,646	37,802	156
	261,762	261,834	72
NET CHANGE			(1,150)

By way of summary, some of the more notable changes were made as a result of the following issues:

- Interest on investment income has been reduced by \$0.5M as a result of updated cash flow requirements and forecast lower interest rates in line with declining official interest rates from the Reserve Bank.
- Grants income of \$1.3M not known at time of preparing the 2019-20 budget.
- Net changes to Other Operating Revenue and Fees and Charges to reflect adjustment throughout the exhibition period (see below) and other sources.
- Materials & Contracts changes include the addition of the Canterbury Golf Course management Agreement \$0.3M; and
- Other Expenses changes include State Government Fireboard and SES Levies increase of \$0.2M.

A summary of the capital budget adjustments are as follows;

Item	Exhibited Budget \$'000	Revised Budget \$'000	Changes \$'000
Bridges	5,031	5,921	890
Buildings	6,989	7,767	778
Street Furniture	155	155	-
Carparks	2,232	2,207	(25)
Drainage Conduits	2,342	2,342	-
Flood Mitigation Structures	350	350	-
Waste Management	13,215	13,215	-
Town Centres	9,624	9,874	250
Kerb and Gutter	1,945	1,768	(177)
Irrigation	275	275	-
Open Space	7,926	7,891	(35)
Other Structures	1,270	1,560	290
Park Furniture	340	340	-
Park Lighting	1,055	1,005	(50)
Park Signs	350	350	-
Pathways and Boardwalks	4,102	4,512	410
Road Pavement	21,044	20,444	(600)
Traffic Management Devices	7,874	8,727	853
Water Courses	1,100	1,300	200
Water Quality Devices	720	720	-
Operational Assets	13,650	13,775	125
TOTAL CAPEX	101,590	104,499	2,909

- The above changes include around \$2.0M relating to capital projects which were deferred due to timing issues as a part of Council's March Quarterly Budget Revision. The more notable projects include Black Spot Grant Funded traffic management projects and construction of the Carinya Road pontoon and Lang Road pedestrian bridge.

As noted, Council has varied certain fees and charges to reflect certain adjustments, particularly administrative/text changes made to the content and formatting, alignment of certain fees and reducing, where appropriate, certain fees applied by Council.

A summary of the changes is as follows:

Fee or Charge	Exhibited Fee (excl. GST) \$	Revised/New Fee (excl. GST) \$
DEVELOPMENT SERVICES – COMPLIANCE AND ENFORCEMENT LEVY		
Compliance and Enforcement Levy – Applies to capital investment value greater than or equal to \$100,000	0.25% of capital investment value	-
CIVIL ENGINEERING WORKS - ENGINEERING SERVICES		
Heavy Vehicle Permit Application Fee – Application fee for the permit applications made directly to Council NOT via NHVR. Refer to Explanatory Notes 20(m)	70.00	73.00
PROPERTY & RATING INFORMATION - RATING ENQUIRY & PROCESSING		
Section 603 Certificate – (As determined by Office of Local Government)	80.00	85.00
CHILDREN'S SERVICES FAMILY DAY CARE SCHEME (MINIMUM SCHEDULED FEES)		
Educator Levy – (maximum fee per annum)	3,800.00	3,800.00
PUBLIC ACCESS TO INFORMATION - GOVERNMENT INFORMATION PUBLIC ACCESS		
Processing Costs - Requesting Neighbour/Adjoining Owner Details	16.00	-

Fee or Charge	Exhibited Fee (excl. GST) \$	Revised/New Fee (excl. GST) \$
EVENTS STALL HIRE Non-Local Business		
Footway Displays – Application fee to occupy footway – Street Stalls (food) in Lakemba Town Centre during Ramadan	3,000	-
Footway Displays – Application fee to occupy footway – Street Stalls (food) in Lakemba Town Centre during Ramadan - for stalls located north of Lakemba rail line	-	1,500
Footway Displays – Application fee to occupy footway – Street Stalls (food) in Lakemba Town Centre during Ramadan - for stalls located south of Lakemba rail line	-	2,250

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

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

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

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

Whilst Council's strategy provides a general basis to understanding how Council may approach the matter, it is quite critical that Council commence the detailed analysis and discussion with Councillors to determine its decision as to revising its revenue base (rate increase) and/or to addressing its servicing expectations and long-term asset management obligation.

Further, Council must also be mindful of its need to also determine how it intends to harmonise the two former Council's rating structures. As Councillors would be aware, the NSW Government introduced legislation to freeze rates for merged council's, meaning Council's would need to continue the former Council's rates paths up until June 2020.

More recently, the NSW Government has advised that it proposes to amend relevant legislation to allow merged councils to extend this requirement by one-year, being till June 2021. The extension is largely to provide both the current and incoming (September 2020) councils adequate time to make the necessary decisions, including engaging with its

community, as to how best and/or equitably to distribute the collection of rates amongst both residential and business properties throughout the local government area.

Having regard to the above, it's important that Council agree to commence the relevant analysis and/or tasks to ensure that Council is both well-informed and has adequate time to implement the required changes.

Given the required lead-time (particularly IPART's time-frames to consider any rating variations), the timing of the next Council elections and the limited time that the new Council would have to make the necessary decisions regarding the matter, it is proposed that Council:

- Agree to commence the required analysis and discussion around the likely/preferred scenario's and/or options with Councillors with to regards to the matter;
- Council's analysis be based on and/or focus on jointly assessing the need to harmonise Council's rates together with analysing options around applying an SRV, as outlined in Council's financial strategy; and
- Council's 2020-21 Operational Plan will look to adopt a preferred/recommended option and in turn commence the required statutory process to progressing the matter.

Whilst the issue and/or required conversation presents a number of challenges for this Council, the ongoing delay and/or longer-term consequences of doing nothing is far worse.

By adopting the above approach, Council will ensure that it:

- Has adequate time to gain a clear understanding and/or have discussions around the various scenario's and/or options and importantly the likely impact that an SRV and harmonising rates will have on ratepayers;
- Recognises that by combining the two issues, the approach will ensure that:
 - there is a one-off adjustment and/or impact on ratepayers when applying the required changes; and
 - provides a greater opportunity to ensure that any changes made are both fair and equitable; and
- Provide Council adequate time to prepare the appropriate engagement strategy/plan and communicate the changes with ratepayers.

Whilst ultimately the next Council will need to re-affirm the above, at least all the relevant analysis and decision-making will ensure we have a clear and well-placed basis to applying for an SRV and importantly, meeting Council's statutory requirement to harmonise our rate structures.

The updated Long Term Financial Plan can be found in Attachment C.

Asset Management

The Operational Plan provides \$104 million for capital projects and for the preparation of several key asset management plans. The 2019-20 capital program is in keeping with Council's current 10-year Asset Management Strategy and acknowledges that:

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

The updated Asset Management Plan can be found in Attachment D.

Workforce Management

The 2019-20 Operational Plan is consistent with Council's three-year Workforce Strategy and responds to the goals to provide a sustainable, agile and connected workforce that is able to anticipate and respond to change. Actions within the Operational Plan support the strengthening of Council's internal capability, and strive to place Council in a better position to respond to future labour market needs and trends.

There are no updates to the Workforce Strategy but it is attached in Attachment E to this report as it forms part of Council's Resourcing Strategy.

CONCLUSION

Council's goal is to provide residents with high quality facilities and services and position the City to best capture future opportunities. Our integrated planning suite ensures sufficient attention is given to strategic decision-making at the local level. It details future direction, significant initiatives and projected budgets to guide progress and measure performance. Each annual operational plan is a further step towards achieving the goals outlined in Council's long term plans and in the 10-year plan for the City – CBCity 2028.

Governance and Administration Matters - 25 June 2019

ITEM 7.2 Stronger Communities Fund - Quarterly Progress Report

AUTHOR City Future

PURPOSE AND BACKGROUND

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

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

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

ISSUE

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

RECOMMENDATION

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

ATTACHMENTS [Click here for attachment](#)

- A. Stronger Communities Fund Community Grants Program Progress Report June 19

POLICY IMPACT

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

FINANCIAL IMPACT

In total, \$987,546 of the \$1 million provided for the Community Grants Program has been allocated. The remaining \$12,454 was allocated through Council's annual community grant program.

All funding under the Major Projects Program has been allocated.

COMMUNITY IMPACT

The delivery of programs and projects funded under the SCF will deliver social, cultural, economic or environmental benefits to the community. The Major Projects will result in the delivery of new or improved infrastructure or services to the community. Community engagement was compulsory, and close to 11,000 residents had their say on the big ideas or their priorities for the City.

DETAILED INFORMATION

In line with the Stronger Community Fund (SCF) Guidelines, Council is required to table progress reports at least quarterly to an Ordinary Council Meeting on the expenditure and outcomes of the SCF. In addition, Council must also provide six monthly reports each year by 31 July and 31 January to the Office of Local Government on those projects selected for funding, delivery progress and expenditure to date.

This report provides an update for the period March 2019 – May 2019.

Community Grants Program

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

Twenty five of the projects funded under this Program have been completed. The attached report (Attachment A) provides an update and outlines the key outcomes for each of the projects. There are three end of project reports yet to be submitted.

Major Projects Program - Stage 1

In December 2016, Council endorsed four high priority projects totalling \$3.6 million for funding under the Major Projects Program. Work has been steadily progressing on the delivery of these projects, with two projects successfully delivered. During this quarter, the Draft Masterplan for Wiley Park was placed on public exhibition.

An update on the status of Stage 1 projects is as follows:

Project	Progress
Regional Sports Framework – Multipurpose synthetic surface at Jensen Park	Works complete at Jensen Park with the synthetic field in use. Fortnightly maintenance on the synthetic surface is being conducted over the next 12 months as a condition of the tender.
All Abilities Playground – Bankstown City Gardens Stage 2	Works complete. The playground has been very popular since its opening. As part of ongoing maintenance, an additional round of planting will take place within the next 3 months.
Regional Cycleway Connection – Canterbury Road Underpass	Design is 100% complete and stakeholders have signed off on the proposed design. Pending notification on the outcome of RMS grant funding in order to progress works.
Parkland upgrade and renewal – Master planning and works at Wiley Park	The draft Masterplan was on public exhibition during May and is on-track to be reported back to Council for adoption during the next quarter.

Major Projects Program – Stage 2

Stage 2 projects under the Major Projects Program were endorsed by Council at the March 2018 meeting with the remaining \$5.4 million in funding allocated for the below projects. Progress on these projects is outlined below:

Project	Progress
Changing Places portable facility for community events	Council has finalised the deed of gift contract with the Department of Family and Community Services (DFCS). It is expected that the portable facility will be delivered to Council in June or July.
Community Engagement vehicle	Vehicle purchased and is in use as part of Council's community engagement activities. The scope for modification works to the vehicle is being determined and works are expected to be completed by the end of the calendar year.
Cooks River interactive litter capture device	Consultants have been engaged to undertake independent review and feasibility analysis of interactive litter device systems.
Enhanced play experience at Greenacre	Scoping and research complete. Project commencement is dependent on the adoption of the Leisure and Aquatics Strategic Plan.
Parry Park upgrade and renewal	Project Control Group currently being assembled. The draft design brief for the next phase of the project is being finalised for issue.
Red Chair Movement	Project Plan developed and potential sites identified. Detailed project planning underway. Work to continue during 2019/20.
Smart Cities, kick start of the City's journey	<p>Intensive Community Engagement on the Smart CBCity Roadmap is continuing until the end June 2019.</p> <p>A program of community engagement for Smart Parking is being prepared and expected to be delivered in the next quarter.</p> <p>Closing the Loop on Waste program is continuing and progressing smoothly.</p>
Solar Farm	Continuing investigations and modelling options for development of a mid-scale farm at Salt Pan Creek.
Implementation of Sports Facilities Strategy - Recreation Initiatives	Initiatives from the draft Sports Facilities Strategy have been included in the 2019/20 Capital Works Program.

Governance and Administration Matters - 25 June 2019

ITEM 7.3 Cash and Investment Report as at 31 May 2019

AUTHOR Corporate

PURPOSE AND BACKGROUND

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

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

ISSUE

This report details Council's cash and investments as at 31 May 2019.

RECOMMENDATION That -

1. The Cash and Investment Report as at 31 May 2019 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 Research & Advisory Monthly Investment Report May 2019

POLICY IMPACT

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

FINANCIAL IMPACT

Interest earned for this period has been reflected in Council's financial operating result for this financial year. Council's annual budget will be reviewed, having regard to Council's actual returns, as required.

COMMUNITY IMPACT

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

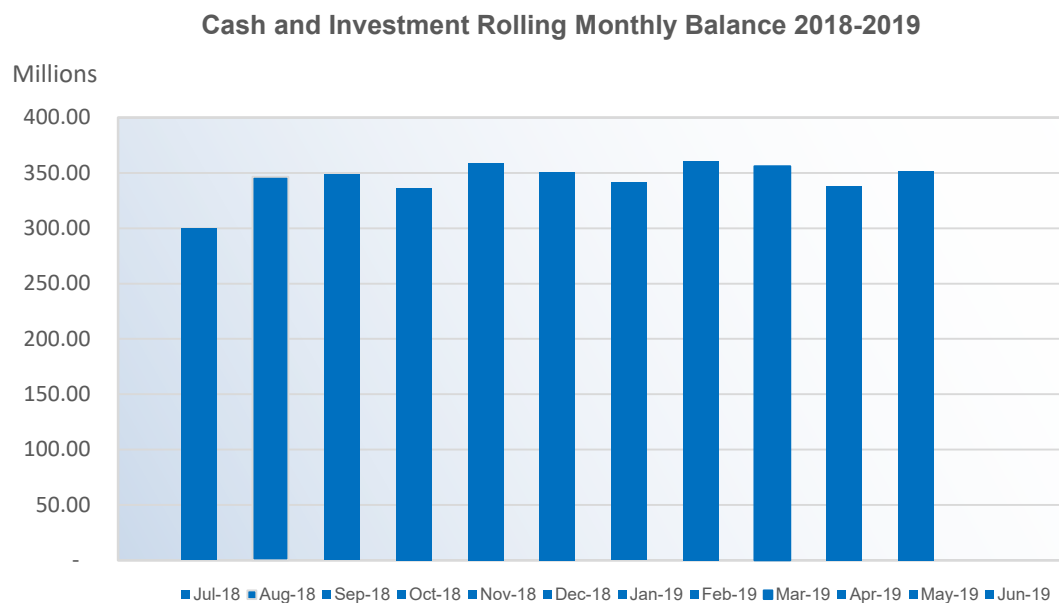
DETAILED INFORMATION

Cash and Investment Summary – as at 31 May 2019

In total, Council's Cash and Investments holdings as at 31 May 2019 is as follows:

Cash and Investments	\$
Cash at Bank	6,140,394
Deposits at Call	25,937,037
Term Deposits	258,230,000
Floating Rate Notes	61,353,621
Total Cash and Investments	351,661,052

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 May 2019.



A summary of Council's investment interest income earned for the period to 31 May 2019 is as follows:

Interest Income	May 2019 \$	Year-to-date May 2019 \$
Budget	774,583	8,520,417
Actual Interest	837,027	9,168,988
Variance	62,444	648,571
Variance (%)	8.06%	7.61%

Council is also required to ensure that its portfolio has an appropriate level of diversification and maturity profile. This is to ensure that funds are available when required and where possible to minimise any re-investment risk.

The tables below outline Council's portfolio by maturity limits and investment type:

Maturity Profile		
	Actual % of Portfolio	Policy Limits %
Cash	9	100
Working Capital Funds (0-3 months)	9	100
Short Term (3-12 months)	30	100
Short – Medium (1-2 years)	15	70
Medium (2-5 years)	37	50
Long Term (5-10 years)	0	5
Total Cash and Investments	100%	

Portfolio Allocation	
	Actual % of Portfolio
Cash at Bank	2
Deposits at Call	7
Term Deposits	73
Floating Rate Notes	18
Total Cash and Investments	100%

8 SERVICE AND OPERATIONAL MATTERS

The following item is submitted for consideration -

8.1 Wiley Park Masterplan

99

ITEM 8.1 Wiley Park Masterplan

AUTHOR City Future

PURPOSE AND BACKGROUND

The purpose of this report is to provide a summary of the feedback received on the draft Wiley Park Masterplan, (the Masterplan) and to present the Masterplan for adoption and implementation.

The Masterplan was prepared to guide the next 20 years of future planning, provision and management of Council's Wiley Park open space reserve.

The Masterplan was placed on public exhibition from 1 May 2019 to 31 May 2019. A total of 11 submissions were received which are supportive of the draft Masterplan, subsequently resulting in no amendments to the draft document.

The Wiley Park Masterplan is presented to Council for adoption.

ISSUE

Council has developed a draft masterplan for Wiley Park open space, to inform the next 20 years of works for the site. The Masterplan provides future direction for passive recreation, community use, and supporting amenity. It plans for the aspirations of the community and the future recreational needs of a growing local population.

On 30 April 2019 Council resolved to place the draft Wiley Park Masterplan on public exhibition for a period of four weeks and that a further report be brought to Council at the conclusion of the exhibition period to consider any submissions received.

In accordance with the Council resolution the Masterplan was placed on exhibition, feedback was received and noted, and it is now presented for adoption.

The Masterplan is not funded. It will inform future grant submissions, Council s94 (S117) Plan and State Government State Infrastructure contributions.

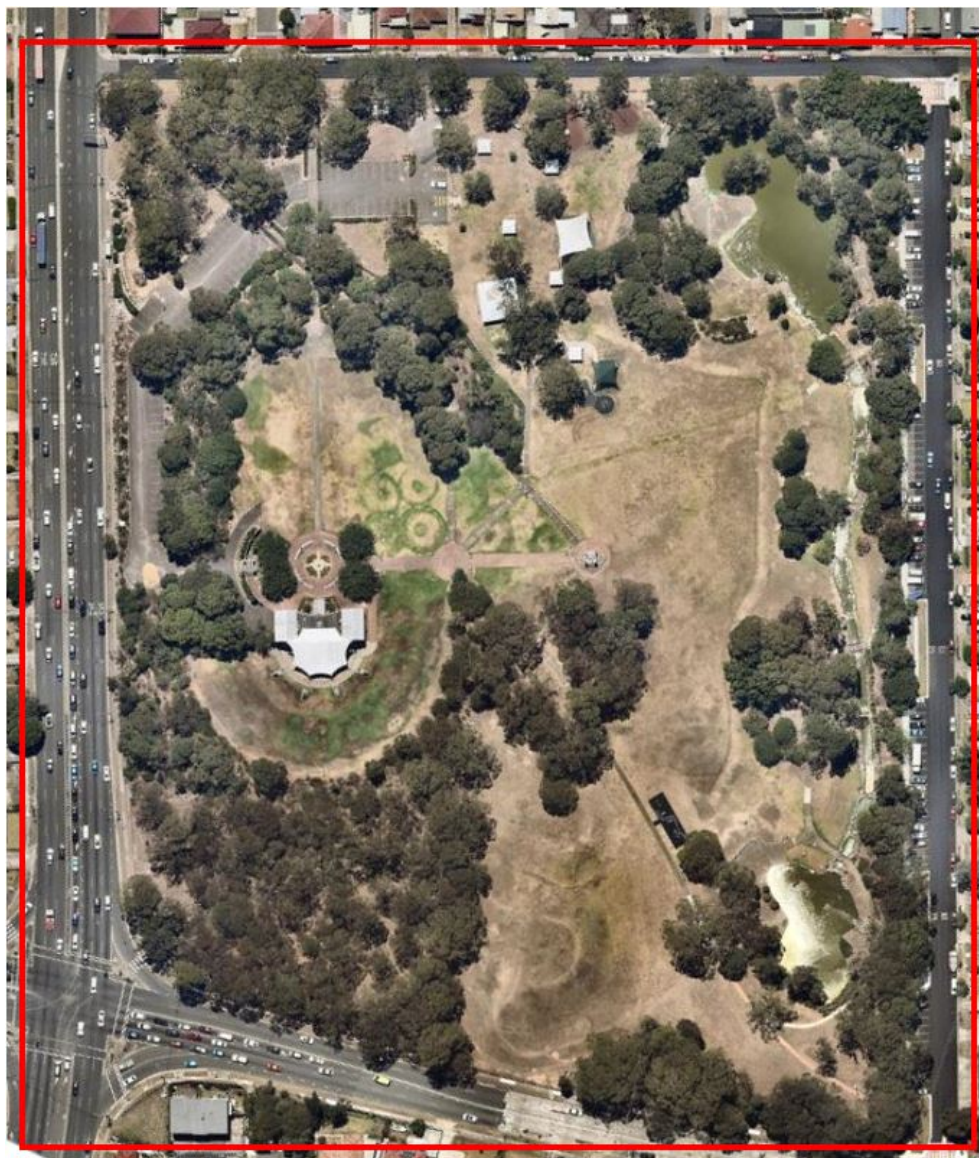


Figure 1. Wiley Park Study Area



Figure 2. Wiley Park Masterplan Proposal

RECOMMENDATION That -

1. Council note the submissions received from the public exhibition of the Masterplan.
2. Council adopt the Masterplan, noting that the detailed design works for the Wiley Park Ponds Restoration Project are currently funded and have commenced.

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

- A. Wiley Park Masterplan Community Engagement Report June 2019
- B. Wiley Park Masterplan June 2019
- C. Wiley Park Masterplan Submissions

POLICY IMPACT

The Masterplan sets the long-term future direction for recreational opportunities at Wiley Park. The Masterplan can be refined or further changed as needs change over time due to growth and emerging sporting needs. The Masterplan has no policy impact.

FINANCIAL IMPACT

The adoption of the Masterplan will set the long-term direction for the future recreational uses for the site. Adoption of the Masterplan has no financial impact however significant investment will be required to realise the Masterplan. Council's capital works budget proposes allocation of \$100K for design of the Wiley Park Ponds Restoration. The Masterplan will be used to inform future grants submissions, Council s94 (S117) Plan.

COMMUNITY IMPACT

The adoption of the Masterplan will have a positive impact on the community of Canterbury Bankstown. When the recommendations of the document are implemented the site could become a major destination for recreation, whilst also providing significant environmental amenity for the community of Wiley Park and surrounding suburbs.

DETAILED INFORMATION

EXHIBITION SUMMARY

Methodology

The draft Masterplan was on **public exhibition from 1 May to 31 May 2019**. The exhibition period and community consultation included:

- Council's digital community engagement platform - Have Your Say
- A project update notification by email to key government agencies/organisations and local community groups and organisations
- Letters posted to 2,100 properties near the park
- Mailbox delivery of a project flyers to 1,100 neighbouring properties and through the Lakemba Public School
- Letters to local State and Federal MPs
- Project posters displayed at Wiley Park entry ways and carparks
- Two community drop-in sessions hosted at the park:
 - Saturday 18 May 2019, 11-2pm;
 - Tuesday 21 May, 3-5:30pm.

Exhibition Results

Over the exhibition period a **total of eleven** submissions were received. Nine submissions supported the draft Masterplan, one was neutral, and one was opposed to the plan. Ten submissions were from community representatives and one submission was from the Honourable Mr Jihad Dib, Member for Lakemba.

MP Dib was very supportive of the Masterplan however he raised the need to consider car parking provision and contingency plans associated with increased park usage. This will be addressed as part of design when project works are implemented.

SUBMISSIONS SUMMARY

The following provides an insight into the responses received over the exhibition period primarily through the key questions:

- Do you support, not support or are unsure about the draft masterplan?
- How do you currently use Wiley Park reserve?
- Having viewed the project documentation, do you have any further comments or improvements you would like Council to consider?

Feedback Summary – Submissions

- Support fitness circuit, would like more fitness equipment;
- Support for improved and upgraded play area, including fencing, nature play and area for youth;
- Want cleaner water, supportive of improved water quality, safe habitat for wildlife;
- Want improved native vegetation and access to nature;

- Want improved lighting;
- Support improved circuit pathways and cyclepaths, including access along Alice Street

The single 'negative' comment was a concern that improvements will affect the current tranquillity of the park.

Feedback Summary – Community pop-ups hosted at Wiley Park

The following is a summary of the comments and feedback gained at the project pop-up community sessions hosted over the exhibition period:

Adults want:	<ul style="list-style-type: none"> • Larger play space for children; • Bird feeding and compost site for waste sharing; • Upgrade the bathrooms; clean ponds; provide a solution for Ibis; more seating and shelters; water slides/play area; • Fitness equipment upgrade; more swings; please keep ponds, stream and bridges; • Strong environmental focus; • Do not incorporate shop/kiosk for litter issue; more bins; • More picnic areas; • Access to pond areas; bird feeding area; no trees around exercise equipment; • Remove boats/trailers on parking areas around the park, obstructing pedestrians and creating a trip hazard.
Children want:	<ul style="list-style-type: none"> • Waterslides/water play; lights; botanical gardens; tree house; slides; trampolines to develop balance; • Soccer fields with goals; • Cricket nets; • Smooth paths for cycling; fence near ponds; colourful fish stock; trees with fruit; more water bubblers; • Barriers around trees to reduce climbing and protect trees.

MOVING FORWARD

The Wiley Park Masterplan sets the future direction for the next 20 years of open space recreational uses for the site and is a long-term proposal to inform the future restoration of the ponds and cascade system, proposed play spaces, and improved function of the Bicentennial Amphitheatre building and surrounds.

This report recommends Council adopt the Masterplan, noting that the current use of and tenants (the Horizon Theatre Company) be retained for the Bicentennial Amphitheatre Building. The masterplan recommends alterations to improve accessibility and passive surveillance opportunities and expanded use for community-based events in the precinct.

Car parking numbers are retained in the proposed Masterplan. It is noted that additional unrestricted car parking spaces were created along Clio Street edge in 2017. Council will assess the need to place timed restrictions to manage parking turn-over in this location, as it appears many privately-owned boats and trailers are being permanently parked, some causing obstruction to the footpaths.

Council will take actions to ensure that the 'Endangered Ecological Community' (EEC) bushland located in the south-west corner is retained, protected and that the ecological restoration be continued further along the Canterbury Road edge. The ponds and cascade system will be a priority project to ameliorate environmental and safety concerns, and funds have been allocated to ensure this priority project commences immediately.

The existing play space is proposed to be upgraded to Play Level 1 to meet the requirements as set forth in Council's 'Playgrounds and Play Space Strategic Plan' (adopted September 2018), to function as a district level facility. Council will undertake further works to provide for play opportunities for youth, including informal basketball half-court, exercise opportunities and kick-about spaces. The pathway system will be re-aligned to create circuits for fitness, and cycleway links made to and within the park.

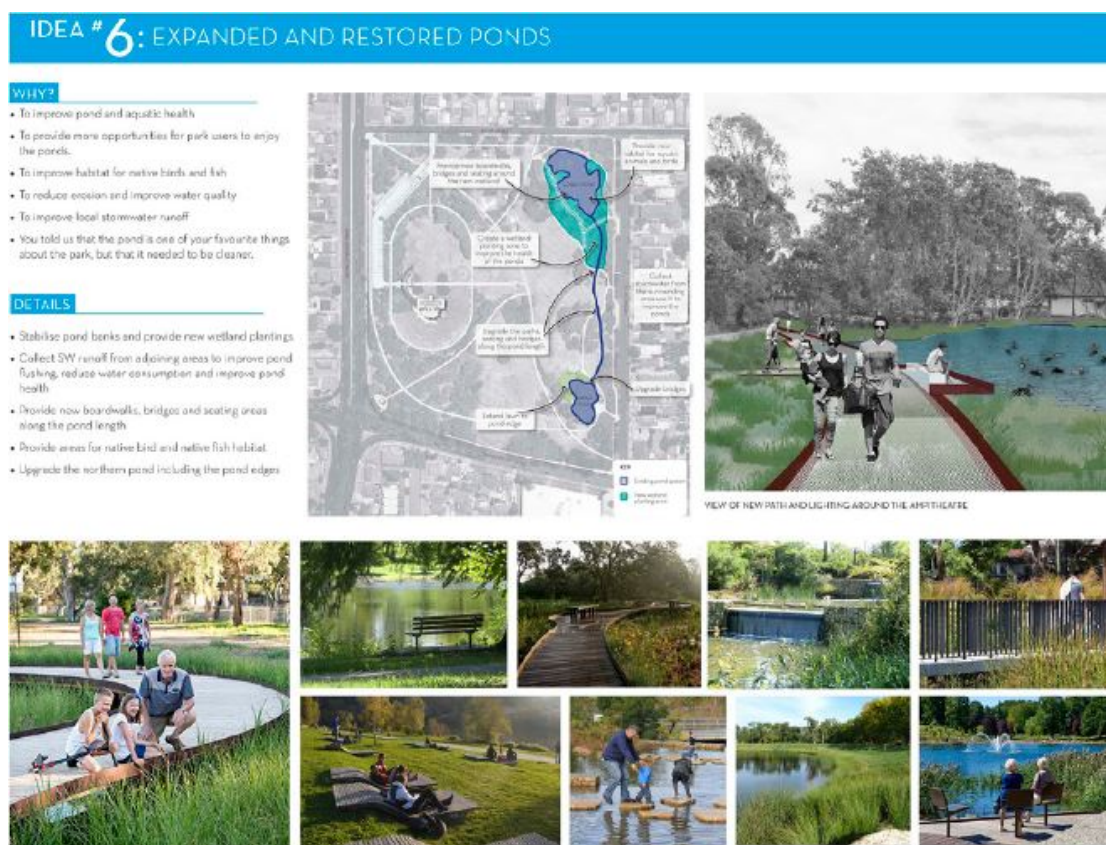


Figure 3. Ponds Information Panel used in Community Consultation

9 COMMITTEE REPORTS

The following items are submitted for consideration -

- | | | |
|-----|--|-----|
| 9.1 | Minutes of the Social Inclusion Advisory Committee Meeting held on
17 June 2019 | 109 |
| 9.2 | Minutes of the Traffic Committee Meeting held on 11 June 2019 | 115 |

Committee Reports - 25 June 2019

ITEM 9.1 Minutes of the Social Inclusion Advisory Committee Meeting held on 17 June 2019

AUTHOR Corporate

PURPOSE AND BACKGROUND

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

Attached are the minutes of the Social Inclusion Advisory Committee meeting held on 17 June 2019. Also attached are the minutes of the Reference Groups that report to this Advisory Committee.

ISSUE

The recommendations and requested Council actions from the Social Inclusion Advisory Committee and related Reference Groups are listed in the Detailed Information section of this report.

RECOMMENDATION

That the minutes of the Social Inclusion Advisory Committee meeting held on 17 June 2019, be adopted.

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

- A. Minutes of the Social Inclusion Advisory Committee meeting held on 17 June 2019
- B. Minutes of the Aboriginal & Torres Strait Islander Reference Group meeting held on 19 February 2019
- C. Minutes of the Aboriginal & Torres Strait Islander Reference Group meeting held on 21 May 2019
- D. Minutes of the Community Safety Reference Group meeting held on 12 February 2019
- E. Minutes of the Community Safety Reference Group meeting held on 14 May 2019
- F. Minutes of the Diversity Reference Group meeting held on 14 March 2019
- G. Minutes of the Family & Children Reference Group meeting held on 6 December 2018
- H. Minutes of the Family & Children Reference Group meeting held on 11 April 2019
- I. Minutes of the Interfaith Reference Group meeting held on 28 February 2019
- J. Minutes of the Universal Access Reference Group meeting held on 27 March 2019
- K. Minutes of the Youth Reference Group meeting held on 4 February 2019
- L. Minutes of the Youth Reference Group meeting held on 3 June 2019

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.

DETAILED INFORMATION

The recommendations and requested Council actions from the Social Inclusion Advisory Committee and related Reference Groups are listed below.

Attachment

B. Minutes of the Aboriginal & Torres Strait Islander Reference Group meeting held on 19 February 2019

Item 6: Indigenous Naming Guidelines

THAT the draft Guidelines for Indigenous Naming of Roads and Renaming of Road-sections within the City of Canterbury Bankstown (attached to the minutes) be adopted by Council and incorporated in the existing Naming Policy.

Item 7: NAIDOC Week 2019

It was requested permission be sought for use of the Council Chambers in Bankstown for presentations on culture and language, as well as an artefacts display.

Item 11.5 Indigenous Worker

It was requested Council consider establishing an Indigenous Worker position.

Item 11.6 'The Seven Peacekeepers'

It was requested that maintenance work be undertaken on the 'The Seven Peacekeepers' art installation at Flinders Slopes.

C. Minutes of the Aboriginal & Torres Strait Islander Reference Group meeting held on 21 May 2019

Item 8: 'Bridge-Ing The Gap'

THAT the Reference Group's support for the petition be noted and Council consider supporting the petition.

D. Minutes of the Community Safety Reference Group meeting held on 12 February 2019

Item 4: Community Safety and Crime Prevention Calendar

The working party formed for its development has recommended the community safety calendar be hosted on Council's website. The Reference Group endorsed the proposal for a calendar on Council's website as a central platform for the community to access crime prevention and safety messages from emergency services and support service details.

Item 7: Update from Member Organisations

Bankstown PAC Commander, Superintendent O'Toole requested that the Council sponsorship of a vehicle (previously used for the CARES Program), continue and that the vehicle be rebadged for the Domestic Violence Unit.

J. Minutes of the Universal Access Reference Group meeting held on 27 March 2019

Item 5: Mobility Maps

Council's Disability Inclusion Action Plan includes the development of mobility maps. Reference Group member suggestions in relation to mobility maps included the following:

- need to come up with criteria for an accessible kerb ramp, as some so-called ramps are not accessible in wheelchairs
- as part of Council's Smart City technology program, producing mobility maps in digital format which can be continually updated and interactive
- use of QR Codes that can be scanned by mobile phones to provide information, as suggested by Council's Community Safety Reference Group
- liaising with Guide Dogs regarding voice-over providers
- checking-out the City of Ryde 'My Ride' app
- mobility maps are required not only by people with a disability, but also the elderly and parents with prams, etc.

Item 6.1 Sealed area under drinking fountains

It was advised a drinking fountain installed along the Georges River walking path (near Henry Lawson Drive between the boat ramp and waste water pumping plant) has insufficient concrete area beneath it, for people to use without having to manoeuvre their wheelchair on soil. It was considered the sealed area beneath drinking fountains needs to be 4 metre long by 1.2 metres wide to allow wheelchair manoeuvrability.

Item 6.2 Bankstown Hoyts lifts

It was requested that Council encourage the cinema to upgrade or regularly maintain the lift, as its failure on occasion has stranded people in wheelchairs, with NSW Fire & Rescue recently called to carry people out.

Item 6.3 Disabled parking spots without vehicle height restrictions

It was requested that Council encourage Bankstown Central to have more than one disabled parking spot in the carpark along Rickard Road, as the height of vans that transport wheelchairs prohibits use of undercover parking in the shopping centre.

K. Minutes of the Youth Reference Group meeting held on 4 February 2019

Item 3: New Members and Resignation

THAT the following six applicants be endorsed as Youth Reference Group members:

- Zahra Al Modafer
- Rhea Baweja
- Evalena Chilas
- Yasir Elgamil
- Jason Leang
- Lucky Zhan.

L. Minutes of the Youth Reference Group meeting held on 3 June 2019

Item 7: Sponsorship of member selected to NSW Youth Parliament

Youth Reference Group member, Rhea Baweja, has been selected for the NSW Youth Parliament event. She has completed the training camp component and will deliver a Private Members Statement on local youth issues. The fee for the residential camp from 14 to 19 July 2019 is \$800 with \$300 already paid for as deposit. She will be seeking sponsorship from Council for the remaining \$500 fee.

Committee Reports - 25 June 2019

ITEM 9.2 **Minutes of the Traffic Committee Meeting held on 11 June 2019**

AUTHOR **Operations**

PURPOSE AND BACKGROUND

Attached are the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 11 June 2019.

The Committees have been constituted to advise and make recommendations in relation to traffic activities. They have, however, no delegated authority and cannot bind Council.

The recommendations of the Committees are in line with the objectives of the Committees and with established practices and procedures.

ISSUE

Recommendations of the Canterbury Bankstown Council Traffic Committee meeting.

RECOMMENDATION

That the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 11 June 2019, be adopted.

ATTACHMENTS [Click here for attachment](#)

A. Minutes of the Traffic Committee Meeting held on 11 June 2019

POLICY IMPACT

This matter has no policy implications to Council.

FINANCIAL IMPACT

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

COMMUNITY IMPACT

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

10 NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

The following items are submitted for consideration -

10.1 Notice of Motions and Questions with Notice	119
10.2 Climate Change	121
10.3 1 Donovan Street, Revesby Heights	123
10.4 Narrow Streets	125
10.5 Private Certifiers	127
10.6 Drain Socks	129
10.7 Birrong Station Commuter Car Parking	131

Notice of Motions & Questions With Notice - 25 June 2019

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

AUTHOR **Office of the General Manager**

ISSUE

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

RECOMMENDATION

That the information be noted.

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

- A. Notice of Motion Table
- B. Questions with Notice
- C. Correspondence sent in relation to Notices of Motion and Questions with Notice
- D. Correspondence received in relation to Notices of Motion and Questions with Notice

Notice of Motions & Questions With Notice - 25 June 2019

ITEM 10.2 Climate Change

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

1. "That Council:
 - a. Prepare a plan with strong targets and clear actions on how we as a Council can mitigate the impacts of Climate Change for our community.
 - b. As part of its 2019-2020 Operational Plan, consider a program to work with our community to increase awareness and understanding of how our changing climate may impact their day-to-day lives and how to adapt.
2. That the Mayor, on behalf of Council, support the 2019 Cities Power Partnership joint Mayoral statement."

BACKGROUND

We are being warned of the impending urgency to reduce the use of fossil fuels and limit greenhouse gas emissions to levels consistent with keeping the increase in global temperatures below 2°C over pre-industrial levels. The latest Bureau of Meteorology and CSIRO "State of the Climate Report 2018" warns that Australia's climate has already warmed to just over 1°C since 1910, leading to an increased frequency of extreme heat events, extreme storms and unpredictable water supply and drought. Climate Change is already impacting on our communities.

Council is currently investing in renewable energy, electric vehicles, reducing waste to landfill and increasing recycling. However, if we are to help mitigate the full impacts of climate change on our residents, businesses and future generations, we need to show leadership in all our actions. We need to work with our community to increase awareness of how our changing climate may impact day-to-day lives, and business operations, and provide useful tips, steps and measures of how to help mitigate and adapt to living in a changing climate.

Further, I am aware of the Climate Council's Cities Power Partnership joint Mayoral statement, which calls on the Federal Government to make addressing climate change a pressing priority. If we are to be a leading Council for our community, we need to lead through action and support this joint Mayoral statement.

GENERAL MANAGER'S COMMENT

Council is committed to responding to the challenge of climate change and the impacts that climate change will have on its community, through the proposed development of an Environmental Strategy (2019-20 OP Ref 6.2.1). Proposed motion 1(a) will constitute a part of the development of this Strategy.

Council has incorporated into its 2019-20 Operational Plan measures to raise awareness of the impacts of climate change as part of the development of the Sustainable City Program (2019-20 OP Ref 2.1.1). Proposed motion 1(b) will form a part of this Program.

Finally, there are no funding implications arising from proposed motion 2.

Notice of Motions & Questions With Notice - 25 June 2019

ITEM 10.3

1 Donovan Street, Revesby Heights

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

“That Council write to the NSW State Government requesting it purchase 1 Donovan Street, Revesby Heights, the site formerly occupied by Old Hero’s Hill Ex-Servicemen’s Club for the purpose of community use and to preserve the local, historical value of the site.”

BACKGROUND

I understand that 1 Donovan Street, Revesby Heights, may be available for sale.

The Old Hero’s Hill Club site’s history is of such significance to the local community that it should be preserved. As many locals would know the club was founded after the return of ex-service men who obtained affordable government housing and settled in the area after World War II.

It is also a rare opportunity for the NSW Government to fulfil on its commitments to bolstering public land and community facilities.

The addition of this site to the public land estate, nestled in remnant bushland, would contribute greatly to the amenity of the community and the City more widely.

Accordingly I call on the NSW Government to purchase the site for appropriate community use and to preserve and honour its historical value.

GENERAL MANAGER’S COMMENT

There are no funding implications arising from the proposed motion, or action taken by the NSW Government in acceding the proposed motion.

Notice of Motions & Questions With Notice - 25 June 2019

ITEM 10.4 Narrow Streets

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

“That Council investigate the feasibility of providing off-street parking for narrow streets and that the findings of these investigations inform the development of its Streets Design Manual.”

BACKGROUND

We have many narrow streets throughout our City. In fact the vast majority of our 1000km road network consists of narrow, urban streets which have the primary function of access to residential properties. But as we continue to see pressure on parking, these streets are becoming more and more clogged with parked cars.

I have seen measures in other locations where the arrangement of the street is modified to provide off-street parking by narrowing the width of the road. This would serve to keep a clear carriageway, maintain – instead of increasing – Council’s pavement assets and provide off-street parking. I would like Council to investigate the feasibility of this and incorporate any findings the ongoing development of its Streets Design Manual.

GENERAL MANAGER’S COMMENT

The proposed motion accords with Council’s proposed 2019-20 Operational Plan project to develop a Public Domain Technical Manual incorporating a Streets Design Manual (OP Ref 6.4.).

Actions resulting from the proposed motion will both inform and be used in completion of this project.

Notice of Motions & Questions With Notice - 25 June 2019

ITEM 10.5 Private Certifiers

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

“That Council call on the New South Wales Government to:

1. Significantly increase penalties for those Private Certifiers who fail to act appropriately in undertaking their duties and increase enforcement.
2. Release the results of, and its response to, the consultation process associated with “Improving Certifier Independence: Options Paper”;

BACKGROUND

I understand that Council officers’ experience with the certification scheme and private certifiers has in the vast majority of instances been positive. But there is a small element within the industry who, through their actions, serve only to frustrate community outcomes and tarnish the industry.

With respect to those few who do not act appropriately and with the required ethical and legal standards, the penalties are grossly inadequate. What’s more, there is little deterrent for those who do not act within the spirit of the law. Indeed I understand that complaints made by Council to the Building Professionals Board have, in some instances, gone years without response. I am firmly of the belief that the penalties need to be significantly strengthened and a much greater level of enforcement applied.

Furthermore, I note that Council and the community are yet to be informed of the outcome of the NSW Government’s consultation through its paper “Improving Certifier Independence: Options Paper”. I ask that Council calls on the NSW Government to release the results of this consultation and its response to the issues identified, as a matter of urgency.

GENERAL MANAGER’S COMMENT

The proposed motion accords with Council’s existing strategies and/or policies. There are no funding implications arising from the proposed motion.

Notice of Motions & Questions With Notice - 25 June 2019

ITEM 10.6 Drain Socks

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

“That Council investigates the feasibility of installing “drain socks” along the Georges River and work with the Georges River Keeper Committee to explore other initiatives which may reduce the amount of waste flowing into the river.”

BACKGROUND

The Georges Rivers forms a natural boundary to the South and West of the City, taking in the suburbs of Georges Hall, Milperra, East Hills, Picnic Point and Padstow Heights.

The Residents of the area are fortunate to have such a natural wonder with numerous parks, reserves and national parks with facilities for picnics, allowing various activities such as boating, fishing, bushwalking, cycling.

Unfortunately, after heavy rainfall it is not uncommon to walk along the banks of the river to find an unsightly shoreline, strewn with waste.

Installation of drain socks could reduce the amount of waste washed into the River. If other Councils get on board with similar initiatives it would make a dramatic difference to the health and cleanliness of the river.

The City of Kwinana in South Perth has successfully developed and trialled drain socks and have received interest from across the globe for a simple yet effective solution.

GENERAL MANAGER’S COMMENT

Council has previously trialled drain socks across the City, with mixed results.

However, Council is committed to improving waterway health and as part of the proposed action in the 2019-20 Operational Plan (OP Ref 2.1.2), Council will advocate to the Georges Riverkeeper Committee for them to trial drain socks along the Georges River, with reference to the experience of the City of Kwinana.

Notice of Motions & Questions With Notice - 25 June 2019

ITEM 10.7 Birrong Station Commuter Car Parking

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

“That Council works with RailCorp (Transport for NSW) to investigate increasing car parking capacity in the vicinity of Birrong Station.”

BACKGROUND

Since 2013, with the removal of the Inner West train line (Liverpool via Regents Park service), Birrong station has become a major interchange with the number of passengers catching a train from Birrong increasing substantially, with many passengers who caught the train at Chester hill, Sefton or further afield now driving to Birrong to catch the train.

The demand for parking around Birrong stations is likely to increase as the station will be upgraded in the next year and will include a lift.

There is currently some parking available on RailCorp land and limited street parking in surrounding streets. There are no disabled access parking spaces available in the near vicinity of the stations.

Birrong Boys High School is adjacent to the station, increasing competition for limited parking spaces.

GENERAL MANAGER’S COMMENT

Commuter car parking is the responsibility of the NSW Government and there are currently no actions or programs listed for Council to undertake in the 2019-20 Operational Plan in relation to investigating, jointly or otherwise, the need or establishment of additional commuter parking.

In line with Council’s proposed action to advocate for community needs on State and regionally significant transport projects (OP Ref 4.1.1 of the 2019-20 Operational Plan), Council will make representations to Transport for NSW, requesting that they investigate the need for additional commuter parking at Birrong Station and advise Council of its action and plans.

11 CONFIDENTIAL SESSION

11.1 T30-19 Wagener Amenities Facility

11.2 T66-19 Tender for the provision of new signage on Council-owned facilities and major road routes

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 11.1, 11.2 in confidential session for the reasons indicated:

Item 11.1 T30-19 Wagener Amenities Facility

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 11.2 T66-19 Tender for the provision of new signage on Council-owned facilities and major road routes

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.