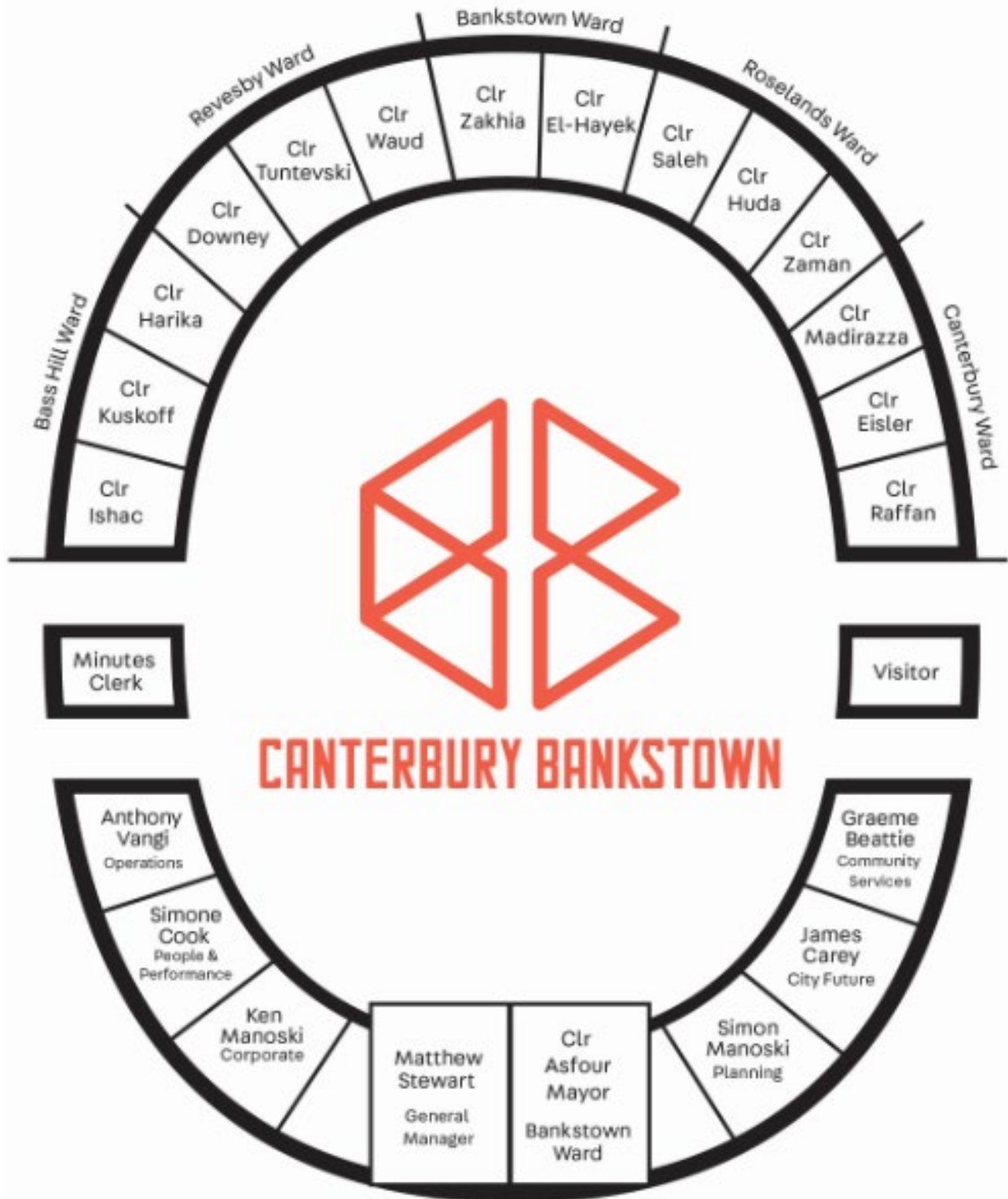




AGENDA FOR THE ORDINARY MEETING

26 February 2019

Gallery



ORDER OF BUSINESS

1	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	5
1.1	Minutes of the Ordinary Meeting of Council of 11 December 2018	7
2	LEAVE OF ABSENCE.....	23
3	DECLARATIONS OF PECUNIARY INTEREST OR NON-PECUNIARY CONFLICT OF INTEREST.....	25
4	MAYORAL MINUTES	27
4.1	Dunc Gray Velodrome	29
4.2	Local Community Based Donations	31
5	PLANNING MATTERS	33
5.1	Planning Proposal Update: Medium Density Housing Code	35
5.2	Application to amend Bankstown Local Environmental Plan 2015: 10 Simmat Avenue, Condell Park	41
5.3	Planning Proposal: 89-95 Karne Street North, Narwee	47
6	POLICY MATTERS.....	55
6.1	Community Engagement Policy and Framework	57
7	GOVERNANCE AND ADMINISTRATION MATTERS	61
7.1	Quarterly Performance Report - October to December 2018	63
7.2	Sydney Metro Interface Agreement Negotiations and representatives for Traffic & Transport Management Group and Design Review Panel	67
7.3	Property Matter: Homedale Road, Bankstown	71
7.4	4 Elements Sydney Conference & Festival	75
7.5	Matters Determined Under Delegated Authority - 12 December 2018 to 25 February 2019	79
7.6	Cash and Investment Report as at 31 December 2018 & 31 January 2019	81
8	SERVICE AND OPERATIONAL MATTERS	87
8.1	Salt Pan Creek Reserve Masterplan	89
8.2	Wiley Park and Stevens Reserve Intersections	97
8.3	Ramadan Nights	101
9	COMMITTEE REPORTS	105
9.1	Minutes of the Health & Recreation Advisory Committee Meeting held on 3 December 2018	107
9.2	Minutes of the Audit, Risk and Improvement Committee Meeting held on 12 September 2018	109

9.3	Minutes of the Traffic Committee Meeting Held on 12 February 2019	111
10	NOTICE OF MOTIONS & QUESTIONS WITH NOTICE	113
10.1	Notices of Motion and Questions With Notice	115
10.2	Public Toilets	117
10.3	Traffic Review - Potts Hill	119
10.4	Community Reuse Facility	121
10.5	On-Street Parking Line Marking	123
10.6	Shoalhaven Resource Recovery Facility	125
10.7	World's Greatest Shave	127
11	QUESTIONS FOR NEXT MEETING.....	129
12	CONFIDENTIAL SESSION.....	131

1 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The following minutes are submitted for confirmation -

1.1	Minutes of the Ordinary Meeting of Council of 11 December 2018.....	7
-----	---	---

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 11 DECEMBER 2018

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

APOLOGIES: Clrs Huda and Raffan

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

REF: CONFIRMATION OF MINUTES

(452) CLR. TUNTEVSKI:/CLR. MADIRAZZA

RESOLVED that the minutes of the Ordinary Council Meeting held on 27 November 2018 be adopted.

- CARRIED

SECTION 2: LEAVE OF ABSENCE

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

RESOLVED that Leave of Absence be granted to Clr Raffan due to health reasons and Clr Huda due to personal reasons.

- CARRIED

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

In respect of Item 12.2 – Request for Proposal for the Provision of Family and Child Related Services at 24-26 Jacobs Street, Bankstown, Clr Saleh declared a significant, Non Pecuniary Conflict of Interest as she has a business relationship with one of the tenderers and indicated she would vacate the Chamber taking no part in debate.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 11 DECEMBER 2018

SECTION 4: MAYORAL MINUTES

ITEM 4.1 SYDENHAM TO YAGOONA METRO

(454) CLR. ASFOUR

RESOLVED that Council write to the NSW Minister for Transport and Infrastructure and request that he confirm that the Sydenham to Bankstown Metro is not being extended to Yagoona.

- CARRIED

ITEM 4.2 LOCAL SES AWARD NIGHT FUNCTION

(455) CLR. ASFOUR

RESOLVED that Council write to the NSW State Government requesting that they review their decision and allow State Emergency Service (SES) units to fund their award nights from operational budgets as in previous years.

- CARRIED

ITEM 4.3 LOCAL COMMUNITY BASED DONATIONS

(456) CLR. ASFOUR

RESOLVED that

1. Council support Councillors and staff participation in Movember and donate \$4,650 to the Movember Foundation Australia.
2. Council support the request from Padstow Community Care Hampers and \$500 be donated to their Christmas Hamper drive.
3. Council support the request from Maronite Catholic Society of Australia and donate \$2,000 towards the Rudy Rahme exhibition.
4. Council support the request from Fight for Finn Foundation and donate \$2,000 towards their next fundraiser, which is the 2019 Ironman event in Port Macquarie on 5 May 2019.
5. These funds are made available from Council's Community Grants and Events Sponsorship budget.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 11 DECEMBER 2018

SUSPENSION OF STANDING ORDERS

(457)

CLR. DOWNEY:/CLR. TUNTEVSKI

1. Permission be granted to those people who have made the necessary application to address Council for five minutes.
2. Standing Orders be suspended and Items 8.4, 5.1, 7.6 and 7.7 be dealt with now.
3. Standing Orders then be resumed.

- CARRIED

ITEM 8.4

JENSEN PARK SYNTHETIC FIELD PROJECT

(458)

CLR. HARIKA:/CLR. TUNTEVSKI

RESOLVED that

1. Council endorse the proposed transitional arrangements, as outlined in the report.
2. Given its Regional Sports Facility Framework and improvements made at Jensen Park, Council, BCFC and BDAFA look to re-visit the current Memorandum of Understanding for Jensen Park as a “Centre of Football Excellence”.
3. Council be provided with further reports on the matter, as required.

- CARRIED

ITEM 5.1

PLANNING PROPOSAL: 353–355 WATERLOO ROAD IN GREENACRE

MR DAN MAURICI FROM HENROTH GROUP (APPLICANT) ADDRESSED COUNCIL

(459)

CLR. EL-HAYEK:/CLR. TUNTEVSKI

RESOLVED that

1. The matter be deferred subject to the applicant providing the following additional information as outlined in the report:
 - (a) Social Impact and Community Needs Assessment
 - (b) Heritage Study for the site at 355 Waterloo Road, Greenacre

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 11 DECEMBER 2018

- (c) Revised Traffic Study for the purposes of consultation with the Roads & Maritime Services
 - (d) Economic Impact Study to analyse the potential impacts on the Greenacre Small Village Centre as a result of the proposal.
2. Once the additional information is received and evaluated, a further report be provided to Council on the matter.

- CARRIED

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

Against:- Clr Madirazza

ITEM 7.6 COMPULSORY ACQUISITION OF 15 CLOSE STREET CANTERBURY FOR THE PURPOSE OF A CONSTRUCTION LEASE FOR THE SYDNEY METRO CITY AND SOUTHWEST PROJECT

MS BARBARA COOREY (RESIDENT) ADDRESSED COUNCIL

(460) CLR. DOWNEY:/CLR. HARIKA

RESOLVED that an extension of two minutes be given to Ms Coorey to address Council.

(461) CLR. EISLER:/CLR. TUNTEVSKI

RESOLVED that

- 1. Council note the withdrawal of Sydney Metro from utilising 15 Close Street.
- 2. No further change or use of the site occur until such time as the broader planning for the precinct occurs.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 11 DECEMBER 2018

ITEM 7.7 SYDENHAM TO BANKSTOWN METRO

MS BARBARA COOREY (RESIDENT) ADDRESSED COUNCIL

CLR TUNTEVSKI TEMPORARILY VACATED THE CHAMBER AT 7.06 PM AND RETURNED AT 7.07 PM.

(462) CLR. TUNTEVSKI:/CLR. HARIKA

RESOLVED that an extension of two minutes be given to Ms Coorey to address Council.

(463) CLR. SALEH:/CLR. EL-HAYEK

RESOLVED that the Mayor and General Manager be delegated authority to initiate legal proceedings, as outlined in the report.

- CARRIED

STANDING ORDERS WERE RESUMED.

SECTION 5: PLANNING MATTERS

ITEM 5.1 PLANNING PROPOSAL: 353–355 WATERLOO ROAD IN GREENACRE

THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 459 ON PAGE THREE OF THESE MINUTES.

ITEM 5.2 PLANNING PROPOSAL: 167 HUME HIGHWAY IN GREENACRE

(464) CLR. EL-HAYEK:/CLR. ZAKHIA

RESOLVED that

1. The matter be deferred subject to the applicant providing the following additional information as outlined in the report:
 - a) Social Impact and Community Needs Assessment
 - b) Air Quality and Noise Impact Study
 - c) Consultation with the Roads & Maritime Services
 - d) An economic investigation and analysis for the non-residential land uses proposed for the site ie; Hotel and Serviced Apartments and to explore the ratio of employees to FSR. The economic study is to also canvas the possibility of other commercial uses with a high ratio of

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 11 DECEMBER 2018

employees that may be appropriate for the site.

2. Once the additional information is received and evaluated, a further report be provided to Council on the matter.

- CARRIED

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

Against:- Clr Madirazza

ITEM 5.3 DRAFT AMENDMENT TO THE VOLUNTARY PLANNING AGREEMENT FOR THE FORMER RIVERLANDS GOLF COURSE SITE IN MILPERRA

(465) CLR. ZAKHIA:/CLR. ISHAC

RESOLVED that

1. Council prepare and exhibit a Deed of Variation to the Voluntary Planning Agreement for the former Riverlands Golf Course site in Milperra.
2. Following the exhibition period, Council adopt the Deed of Variation to the Voluntary Planning Agreement provided there are no submissions.
3. The General Manager be granted delegated authority to make wording changes to the Deed of Variation to the Voluntary Planning Agreement, necessary to satisfy legal necessities so long as these do not alter the intent or substance of the deed.
4. The Mayor and General Manager be authorised to sign the Deed of Variation to the Voluntary Planning Agreement.

- CARRIED

For:- Clrs Asfour, Eisler, El-Hayek, Ishac, Madirazza, Saleh, Waud and Zakhia

Against:- Clrs Downey, Harika, Kuskoff, Tuntevski and Zaman

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 11 DECEMBER 2018

**ITEM 5.4 DRAFT HOUSEKEEPING AMENDMENTS TO BANKSTOWN DCP 2015 AND
CANTERBURY DCP 2012**

(466) CLR. ISHAC:/CLR. ZAKHIA

RESOLVED that

1. Council exhibit the draft amendments to Bankstown Development Control Plan 2015 and Canterbury Development Control Plan 2012 as shown in Attachment A.
2. The matter be reported to Council following the exhibition period.

- CARRIED

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

Against:- Nil

**ITEM 5.5 SUBMISSION TO THE DRAFT BANKSTOWN AIRPORT MASTERPLAN AND DRAFT
SOUTH WEST PRECINCT MAJOR DEVELOPMENT PLAN**

(467) CLR. WAUD:/CLR. TUNTEVSKI

RESOLVED that

1. Council endorse the contentions raised in this report in response to the Draft Bankstown Airport Masterplan and the Draft South West Precinct Major Development Plan.
2. A submission be prepared and submitted based on the issues outlined in this report.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 11 DECEMBER 2018

ITEM 5.6 **REPORTING OF (1) PERFORMANCE FOR PROCESSING OF DEVELOPMENT APPLICATIONS FOR THE FIRST QUARTER OF THE 2018/19 FINANCIAL YEAR, (2) DEVELOPMENT APPLICATIONS APPROVED WITH A CLAUSE 4.6 VARIATION FOR THE PERIOD 1 JULY TO 30 SEPTEMBER 2018, AND (3) CURRENT PLANNING RELATED APPEALS CURRENTLY BEFORE THE LAND AND ENVIRONMENT COURT**

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

RESOLVED that the contents of this report be noted.

- CARRIED

SECTION 6: POLICY MATTERS

ITEM 6.1 LOCAL ORDERS POLICY

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

RESOLVED that

1. Council adopt the Local Orders Policy.
2. Public Notice of the adopted policy be displayed in local newspapers and Council's web page.

- CARRIED

SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS

ITEM 7.1 STRONGER COMMUNITIES FUND - QUARTERLY PROGRESS REPORT

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

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

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 11 DECEMBER 2018

ITEM 7.2 SMART CITIES WEEK LEGACY PROJECT (HACKATHON)

CLR KUSKOFF TEMPORARILY VACATED THE CHAMBER AT 7.34 PM

(471) CLR. EL-HAYEK:/CLR. ZAKHIA

RESOLVED that

1. Council notes the findings of the 2018 Smart Cities Legacy Project (Hackathon) and endorse the solutions pitched at the hackathon for further investigation.
2. Council accept the Smart Cities Council invitation to host the Legacy Project again in 2019.

- CARRIED

ITEM 7.3 SMART CITIES AND SUBURBS FUNDING

CLR KUSKOFF RETURNED TO THE CHAMBER AT 7.35 PM

(472) CLR. EL-HAYEK:/CLR. ZAKHIA

RESOLVED that

1. Council note the information provided in this report.
2. Council allocate required funding from the Domestic Waste Fund as part of the appropriate quarterly review.

- CARRIED

ITEM 7.4 ROAD RENAMING - SECTION OF CHAPEL STREET, LAKEMBA

(473) CLR. SALEH:/CLR. ZAMAN

RESOLVED that Council proceed to re-name the section of Chapel Street, Lakemba to Pithers Street, and allocate Street Numbering in accordance with Council's Naming Policy and the Geographical Names Board Guidelines.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 11 DECEMBER 2018

ITEM 7.5 CASH AND INVESTMENT REPORT AS AT 30 NOVEMBER 2018

(474) CLR. WAUD:/CLR. ZAKHIA

RESOLVED that

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

- CARRIED

**ITEM 7.6 COMPULSORY ACQUISITION OF 15 CLOSE STREET CANTERBURY FOR THE
PURPOSE OF A CONSTRUCTION LEASE FOR THE SYDNEY METRO CITY AND
SOUTHWEST PROJECT**

THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 461 ON PAGE FOUR OF THESE MINUTES

ITEM 7.7 SYDENHAM TO BANKSTOWN METRO

THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 463 ON PAGE FIVE OF THESE MINUTES

SECTION 8: SERVICE AND OPERATIONAL MATTERS

**ITEM 8.1 FOOTBRIDGE ACROSS GEORGES RIVER BETWEEN EAST HILLS AND VOYAGER
POINT**

(475) CLR. TUNTEVSKI:/CLR. DOWNEY

RESOLVED that

1. The information contained in this report be noted.
2. Further updates on the progress of this matter be reported to Council.
3. The Mayor communicate to residents the cost impact on the community.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 11 DECEMBER 2018

- CARRIED

ITEM 8.2 SEFTON COMMUNITY ENGAGEMENT

(476) CLR. HARIKA:/CLR. ISHAC

RESOLVED that

1. The Economic Development team continue to engage with the local businesses to provide advice and business support through the Canterbury-Bankstown Business Advisory Services office.
2. Council review parking issues and maintenance as outlined in the report.

- CARRIED

ITEM 8.3 PUBLIC LIGHTING FOR BAND HALL RESERVE DOG OFF LEASH AREA

(477) CLR. HARIKA:/CLR. ISHAC

RESOLVED that Council consider piloting the lighting of Band Hall Reserve for 25% of the reserve up until 8:00PM each night as part of Council's future capital works program.

- CARRIED

ITEM 8.4 JENSEN PARK SYNTHETIC FIELD PROJECT

THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 458 ON PAGE THREE OF THESE MINUTES

SECTION 9: COMMITTEE REPORTS

ITEM 9.1 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 27 NOVEMBER 2018

(478) CLR. HARIKA:/CLR. EISLER

RESOLVED that the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 27 November 2018, be adopted.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 11 DECEMBER 2018

- CARRIED

ITEM 9.2 MINUTES OF THE LIVEABLE CITY ADVISORY COMMITTEE MEETING HELD ON 15 NOVEMBER 2018

(479) CLR. HARIKA:/CLR. EISLER

RESOLVED that the minutes of the Liveable City Advisory Committee meeting held on 15 November 2018, be endorsed.

- CARRIED

ITEM 9.3 MINUTES OF THE PROSPERITY & INNOVATION ADVISORY COMMITTEE MEETING HELD ON 26 NOVEMBER 2018

(480) CLR. HARIKA:/CLR. EISLER

RESOLVED that the minutes of the Prosperity & Innovation Advisory Committee meeting held on 26 November 2018, be endorsed.

- CARRIED

ITEM 9.4 MINUTES OF THE SOCIAL INCLUSION ADVISORY COMMITTEE MEETING HELD ON 28 NOVEMBER 2018

(481) CLR. HARIKA:/CLR. EISLER

RESOLVED that the minutes of the Social Inclusion Advisory Committee meeting held on 28 November 2018, be adopted.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 11 DECEMBER 2018

SECTION 10: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

ITEM 10.1 NOTICE OF MOTIONS AND QUESTIONS WITH NOTICE

(482) CLR. KUSKOFF:/CLR. ZAMAN

RESOLVED that the information be noted.

- CARRIED

SECTION 11: QUESTIONS FOR NEXT MEETING

REF: WASTE COLLECTION - RECYCLING

Clr Harika requested that Council consider introducing an additional waste recycling collection during the Christmas-New Year break at no cost to residents.

REF: PANANIA SENIOR CITIZEN ROOM

Clr Downey requested that a whiteboard be located in the Panania Senior Citizen room for meeting purposes.

REF: TRAFFIC ISSUE – BEACONSFIELD STREET AND QUEEN STREET, REVESBY

Clr Downey requested that council investigate the installation of a right hand turn signal and other safety measures at the intersection of Beaconsfield Street and Queen Street, Revesby.

REF: TRAFFIC ISSUE - HEAVY VEHICLES

Clr Downey requested Council investigate the installation of appropriate signage at hot-spots where heavy vehicles are illegally parking in residential streets across the LGA.

REF: TRAFFIC ISSUE - ALMA ROAD AND CHAMBERLAIN ROAD, PADSTOW

Clr Downey requested that the installation of a roundabout previously proposed at the intersection of Alma Road and Chamberlain Road, Padstow be considered for reinstatement in future Capital Works program.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 11 DECEMBER 2018

REF: MOSQUITO MONITORING IN GEORGES RIVER AREA

Clr Tuntevski requested Council to enquire with NSW Health if there are any mosquito prevention programs scheduled for the Georges River National Park during the summer period.

REF: CHILDREN'S GROUP HOME - 2 PEELER PLACE, MILPERRA

Clr Tuntevski requested Council contact the Minister for Disability Services and enquire if there is any proposal to replace the Children's Group Home recently demolished at 2 Peeler Place, Milperra.

REF: TRAFFIC ISSUE - MEREDITH STREET AND HUME HIGHWAY, BANKSTOWN

Clr Zakhia requested Council ask Roads and Maritime Service to consider installing a right hand turn signal at the intersection of Hume Highway and Meredith Street, Bankstown.

REF: GREENACRE POOL

Clr El-Hayek requested that a new pool and splash park be considered for Greenacre in the Leisure and Aquatic Strategic Plan.

REF: KEN MCLEAN RESERVE, BELMORE

Clr Saleh requested Council investigate the installation of signage and seating in Ken McLean Reserve, Belmore.

REF: VOLUNTEER CHRISTMAS PARTIES

Clr Eisler requested in future years Council investigate scheduling additional volunteer Christmas Parties so that the locations are more accessible to volunteers across the LGA.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 11 DECEMBER 2018

SECTION 12: CONFIDENTIAL SESSION

(483) 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 Classification of Drainage Reserves

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

Item 12.2 Request for Proposal for the Provision of Family and Child Related Services at 24-26 Jacobs Street, Bankstown

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

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 8.05 PM AND
REVERTED BACK TO OPEN COUNCIL AT 8.11 PM.**

ITEM 12.1 CLASSIFICATION OF DRAINAGE RESERVES

(484) CLR. HARIKA:/CLR. ISHAC

RESOLVED that

1. Council suspend the drainage reserve sale program for those properties that are Community classified, but continue with the sale of the small number of Operational classified properties.
2. Council endorse the inclusion of affected drainage reserves in either the Council wide LEP review or as a stand-alone LEP, to have them reclassified to operational.
3. Council advise affected residents and refund any application fees relating to investigations for sale of drainage reserves for those affected residents.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 11 DECEMBER 2018

ITEM 12.2 REQUEST FOR PROPOSAL FOR THE PROVISION OF FAMILY AND CHILD RELATED SERVICES AT 24-26 JACOBS STREET, BANKSTOWN

IN RESPECT OF ITEM 12.2 – REQUEST FOR PROPOSAL FOR THE PROVISION OF FAMILY AND CHILD RELATED SERVICES AT 24-26 JACOBS STREET, BANKSTOWN, CLR SALEH DECLARED A SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST AS SHE HAS A BUSINESS RELATIONSHIP WITH ONE OF THE TENDERERS AND VACATED THE CHAMBER TAKING NO PART IN DEBATE.

CLR SALEH RETIRED FROM THE MEETING AT 8.10 PM.

(485) CLR. EL-HAYEK:/CLR. ZAKHIA

RESOLVED that

1. Council accepts the proposal received from Bankstown Community Resource Group Inc.
2. The General Manager be authorised to enter into a licence agreement and sign all documentation in accordance with Council's resolution, as required.
3. Council notifies the unsuccessful tenderers in writing and thank them for tendering.

- CARRIED

THE MEETING CLOSED AT 8.12 PM.

Minutes confirmed 26 FEBRUARY 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 Dunc Gray Velodrome	29
4.2 Local Community Based Donations	31

Mayoral Minutes - 26 February 2019

ITEM 4.1 Dunc Gray Velodrome

As previously reported to Council, the lease of the Dunc Gray Velodrome to Bankstown District Sports Club, is scheduled to expire this year. At that time, it will become Council's responsibility.

Council has identified significant cost implications associated with both the ongoing operations and immediate capital upgrades which are beyond Council's ability to fund and are for provision of an international velodrome for the State of NSW, with little direct and tangible benefit for the majority of residents in our local community. This is not a local community facility.

Council staff have been working collaboratively with the Office of Sport, to determine what arrangements could be put in place for the NSW Government to take on the operation of the facility as a State run Olympic legacy venue which would service the State of NSW. This is proposed to include necessary capital works to bring the facility up to a standard enabling the provision of state and national cycling events (which it currently doesn't meet) and to potentially co-locate other state sporting needs which would increase the multi-purpose functionality of the venue.

I recently met with the NSW Minister for Sport, Stuart Ayres, who acknowledged that the NSW Government has an obligation to take on this Olympic legacy, as it has done with many other facilities purpose-built for the 2000 Sydney Olympics.

While it is encouraging that the Office of Sport has worked closely with Council, and there is some level of agreement on what arrangements could be put in place, given the timing in the electoral cycle there has not been any formal commitment from the NSW Government.

As the end of the lease is fast approaching, I am calling on both Labor and Liberal leaders to commit that, if elected, they will invest the necessary funds to upgrade and operate the Dunc Gray Velodrome. It is important, some level of certainty is provided from whoever is elected, to ensure this state-significant facility is adequately funded and our ratepayers are not burdened with the responsibility, or forced to close what was once a major sporting asset, supporting our Olympic heroes and aspiring cycling champions.

I propose that Council also write to all our local state members seeking their support.

Mayoral Minutes - 26 February 2019

ITEM 4.2 Local Community Based Donations

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

Walk 4 Duchenne

On 4 March 2019, a group of dedicated individuals will commence their 172km, six day walk across Sydney to raise awareness of and funds for Kids with Duchenne Muscular Dystrophy. The funds will be donated to the charity Save our Sons to support research into a cure, enhancing the quality of life for those with it and special care nurses.

Duchenne, which effects boys and in exceptionally rare circumstances girls, is a muscle wasting disease caused by inherited or mutated genes that has no cure and is fatal. Most kids will need a wheelchair by their early teens and have a life expectancy of only 20-25 years.

I support this cause and believe it worthy of a donation of \$500 to Walk 4 Duchenne.

Canterbury SES

I have previously highlighted the invaluable contribution the NSW SES make to our community through their super-human efforts in our times of need.

Canterbury SES have requested that fees associated with the use of the Roselands Pool for training their members in fitness and rescue exercises be waived, to an amount of \$2,500 being the equivalent of 12 months' worth of fees based on historical usage.

To waive the fees is, I feel, the least we can do in support of the Canterbury SES unit.

Canterbury City Community Centre

The Canterbury City Community Centre have for many years run a program to assist elderly and less mobile residents modify their gardens to convert them into low-maintenance and drought tolerant ones. The benefit of this is that it removes one of the barriers to our elderly residents staying in their own homes. At present they have nearly 600 elderly residents as clients.

The provision of mulch, generally from Council's street tree pruning program, from Council's Leslie Street Depot, has been critical in making this an affordable program for the Community Centre. The Centre has expressed a desire to continue with this arrangement.

Accordingly, and given the value provided by the program to our elderly residents, I am supportive of donating excess mulch, to a value of \$1,000 to the Canterbury City Community Centre's Garden Care Service program.

ParkRun Australia

ParkRun is a not-for-profit organisation that hosts 5km weekly runs and operate on the principle of community, participation and fitness. They are established in cities around Australia and the world and provide free, safe and easy to take part in social running.

Canterbury Bankstown enjoys the presence of two ParkRuns, being the Cooks River Parkrun and Panania Parkrun held in and around Field of Dreams Reserve and St Mary Mackillop Reserve respectively. Together, over 5,500 of our residents have taken part and on average almost 200 participate each week.

Parkrun have requested that fees associated with the use of the two reserves be considered for waiving. I support the waiver of fees up until June 2019 on the basis that they apply to Council's Community Grants Program in future. The amount requested equates to \$2,920 for both reserves.

Mount Everest Assault Trek to end Polio

Eliana Alvarez a resident of Milperra who is an active member of a team of 29 Rotarians who are on a mission to trek to Everest Base Camp from Kathmandu. This is a fundraising event in support of Rotary International's quest to eradicate the Polio virus from the World. This disease kills and paralysis children. I propose a donation of \$500 in support of the Rotary's cause.

RECOMMENDATION

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

5 PLANNING MATTERS

The following items are submitted for consideration -

- | | | |
|-----|--|----|
| 5.1 | Planning Proposal Update: Medium Density Housing Code | 35 |
| 5.2 | Application to amend Bankstown Local Environmental Plan 2015: 10 Simmat Avenue, Condell Park | 41 |
| 5.3 | Planning Proposal: 89-95 Karne Street North, Narwee | 47 |

ITEM 5.1 Planning Proposal Update: Medium Density Housing Code

AUTHOR Planning

PURPOSE AND BACKGROUND

This report provides an update on Council's Planning Proposal in relation to the NSW Government's Low Rise Medium Density Housing Code and outlines the next step in the plan making process.

ISSUE

In April 2018, the Department of Planning & Environment released the Low Rise Medium Density Housing Code (the Code). The Code contains complying development controls to allow larger dual occupancies, manor houses and terraces to be constructed under a fast-tracked complying development approval process, which bypasses council assessment and normal notification processes, placing it in the hands of private certifiers. The Code was intended to come into effect on 6 July 2018.

At its Ordinary Meeting of 24 April 2018, via Mayoral Minute, raised serious concerns about the impact the Code would have on the local character and amenity of the City of Canterbury-Bankstown. In response, the Mayor held an urgent meeting with the Minister for Planning and obtained a deferment of the commencement of the Code until July 2019.

The Mayoral Minute also moved to prepare and submit a planning proposal seeking to:

- prohibit Manor Homes from the R2 Low Density Residential Zone
- prohibit terraces/town house/villa development from the R2 Low Density Residential Zone
- restrict dual occupancy development to current planning rules.

A Gateway Determination supporting Council's proposal was issued on 31 July 2018, which allowed Council to proceed subject to conditions (see Attachment A). The planning proposal sought to retain key density controls for dual occupancies to avoid increased building bulk, reduced setbacks, reduced off-street car parking, reduced private open space and landscaping. That component of the Planning Proposal has been removed by the Department of Planning and Environment, meaning that dual occupancies could be built up to 70% larger than the current density controls allow once the Code comes into effect.

Prior to allowing exhibition, the Department of Planning and Environment also requested additional information which was provided and on 1 February 2019, it wrote to Council advising that the planning proposal can now be exhibited (see Attachment B).

RECOMMENDATION That -

1. Council note the need to amend the planning proposal to be consistent with the Gateway Determination, which requires the removal of all references to dual occupancies.
2. The planning proposal be publicly exhibited for a minimum of 28 days.
3. Council write to the Minister for Planning to request a further deferral of the Low Rise Medium Density Housing Code until Council has completed its new Local Environmental Plan. Furthermore, if Council demonstrates that it is providing capacity for a range of housing types in its new Local Environmental Plan, the Code should not apply to Canterbury Bankstown at all.
4. A further report be brought to Council addressing any submissions received during the exhibition period and recommending next steps in the plan making process.

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

- A. Gateway Determination
- B. Department's letter to exhibit the planning proposal

POLICY IMPACT

The Bankstown Local Environmental Plan 2015 Council currently permits medium density housing across its residential areas. This is limited to dual occupancies, townhouses and villas however retains controls on the size of dual occupancies and villas through the development application process.

The development application process reflects relevant planning and development controls which have been prepared in consultation with the community, industry, state agencies and other key stakeholders and provide a structured framework for planned growth across our City. The development application process also balances the likely impacts of development, the suitability of the site for the development, community input and broader public interest.

The concern with the NSW Government's Medium Density Housing Code is that it does not test compatibility with the local character and amenity of the suburban neighbourhoods and would permit ad-hoc, unplanned growth to occur irrespective of the impacts.

Council has consistently objected to the proposal to expand complying development to include low rise medium density housing. Council's key concerns with the draft Code which it has expressed in previous submissions to Government include:

- it would override Council's LEP / DCP controls with a 'one size fits all' blanket approach
- it would result in increased building bulk, reduced private open space and reduced landscaped areas – a form incompatible with the local character and landscaped setting of the suburban neighbourhoods
- the number of required off-street parking spaces would be halved compared to Council's current controls, which would mean more parking on residential streets.
- the DA neighbour notification process would be replaced with a complying development notification process. This simply requires private certifiers to only inform neighbours of the proposal at least 14 days prior to issuing an approval - removing the opportunity for neighbours to make submissions and to comment on proposed building designs next door to them.
- design verification statements would replace proper merit assessments and remove adequate safeguards to development will deliver better quality building designs
- Council's approach to sensitively distributing medium density housing would be severely undermined and ad-hoc unplanned development would take place of orderly and planned growth.
- This approach contradicts the Government's South District Plan which states, 'Councils are in the best position to investigate and confirm which parts of their local government areas are suited to additional medium density opportunities' (Planning Priority S5).

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

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

In response to ongoing and concerted efforts by Council, the Minister for Planning confirmed the Code, in its entirety, would be deferred from operation in Canterbury Bankstown until July 2019.

FINANCIAL IMPACT

Under NSW legislation, Council is responsible for assessing and determining development applications where consent is required.

Development applications derive a statutory based income associated with the assessment and determination functions. It has been estimated that if the Code was implemented to its full potential, foregone income to Council would be in the order of \$90 million which is based on a total of 30,000 dual occupancy developments at an average development application fee of \$3,000. This does not factor in any associated income from development contributions for spending on infrastructure and community facilities for example.

The intent of the planning proposal is to continue to permit dual occupancy development with consent pursuant to current planning and development controls. This approach would not result in any adverse financial impact to council whilst protecting the amenity of low density residential areas.

COMMUNITY IMPACT

Council currently permits dual occupancies in the suburban neighbourhoods on the basis that they meet prescribed building bulk and amenity considerations and display merit. These planning and development controls have been set in place in consultation with the community, industry, state agencies and other key stakeholders.

With a view to continuous improvement and demonstrating contemporary design practices, Council continues to undertake periodic reviews of the LEP / DCP planning controls to address development related impacts.

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

The Code will see a density increase to 0.85:1 on a 500 square metre block, private open space slashed to 16 square metres and a single off-street car parking space, halving Council's current control for parking. Critically, the cumulative impact of this on the community will likely be a significant and detrimental. The Code will deteriorate the quality of the low density residential environment with unplanned, unaccounted for development with no community consultation or accountability to broader public benefits.

As has been previously reported to Council, although some elements of the Code may be appropriate in the Inner West and North Shore suburbs where manor houses and terraces already occur, these forms of development are unacceptable for the suburbs of the City of Canterbury-Bankstown and like areas as they would result in a building bulk, scale and form that is incompatible with the local character and amenity of the suburban neighbourhoods.

Council's long term planning to date has not forecast such a level of density in traditional residential areas and given the nature and size of the local government area and number of blocks of land that would permitted this new level of density, the Code will essentially deliver significant increases in populations wholly separated from services, facilities and public transport infrastructure, directly contradicting contemporary planning practices.

This increased density would result in residential streets becoming dormant car parking lots and undermines Council's ability to be at the forefront when it comes to managing the impacts of increased densities on our residential streets.

DETAILED INFORMATION

The NSW Government's Low Rise Medium Density Housing Code states that 'dual occupancies tend to have limited impact on the streetscape and surrounds as the scale of the development is consistent with that of a large dwelling house'. This is a complete oversimplification and not the case. The typology of building is completely distinctive.

The impacts of dual occupancies are currently managed through relevant planning and building controls and merit tested through a transparent development application process.

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

The Code will enable determination of significantly oversized dual occupancy development on the basis of a pre-set list of tick boxes that are not reflective of local circumstances or environmental conditions and cannot ensure compatibility with the local character and residential amenity of the suburban neighbourhoods. Planning rules the community relies on the protect quality of life.

Council strictly applies a maximum 0.5:1 FSR to limit the impact of dual occupancies on the streetscape in the R2 Low Density Residential zone. The floor space ratio ensures the building envelope of dual occupancies remains compatible with the local character and amenity of the suburban neighbourhoods. The planning proposal sought to restrict key density controls to avoid increased building bulk, reduced setbacks, reduced off-street car parking, reduced private open space and landscaping. That component of the Planning Proposal has been removed by the Department of Planning and Environment, meaning that more generous density controls will apply to dual occupancies once the Code commences.

The planning proposal, now ready to be exhibited, is seeking to wind back proposed changes by Government in relation to manor homes to ensure planning rules continue to align with community expectations, future development remains consistent with the objectives of the R2 Low Density Residential zone and that the community's confidence is not further eroded in relation to the level of development across the city.

ITEM 5.2 Application to amend Bankstown Local Environmental Plan 2015: 10 Simmat Avenue, Condell Park

AUTHOR Planning

PURPOSE AND BACKGROUND

This report summarises the exhibition of a planning proposal applying to part of 10 Simmat Avenue, Condell Park. It is recommended that Council adopt the planning proposal.

ISSUE

The site at 10 Simmat Avenue, Condell Park contains a split zone and is part Zone R2 Low Density Residential and part Zone SP2 Infrastructure (Water Supply System) under Bankstown Local Environmental Plan 2015.

In November 2018, Council exhibited a planning proposal to rezone part of the site (373m²) from Zone SP2 Infrastructure (Water System) to Zone R2 Low Density Residential.

Council received one submission in response to the exhibition. The submission raises no issues with the planning proposal. Should Council decide to adopt the planning proposal, the next step would be to exercise Council's delegation to finalise the LEP Amendments.

RECOMMENDATION That -

1. Council adopt the planning proposal as shown in Attachment A.
2. Council exercise its delegation provided by the Department of Planning and Environment to finalise the plan.

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

- A. Planning Proposal - February 2019
- B. Report to CBLPP meeting of 2 July 2018
- C. Minutes of CBLPP meeting of 2 July 2018
- D. Report to Ordinary Council Meeting of 24 July 2018

POLICY IMPACT

This report has no policy implications for Council.

FINANCIAL IMPACT

This report has no financial implications for Council.

COMMUNITY IMPACT

Council exhibited this matter for a period of 32 days from 13 November to 14 December 2018, consistent with the Gateway Determination. During this period, one submission was received from Sydney Water which did not object the proposal.

DETAILED INFORMATION

Background

In March 2018, Council received an application to prepare a planning proposal for part of the site at 10 Simmat Avenue, Condell Park as shown in red in Figure 1. The intended outcomes are:

- To rezone this part of the site (373m²) from Zone SP2 Infrastructure (Water System) to Zone R2 Low Density Residential as shown in Figure 3. This part of the site was formerly owned by Sydney Water.
- To permit a maximum 9 metre building height, a maximum 0.5:1 FSR, and a minimum 450m² subdivision lot size requirement.

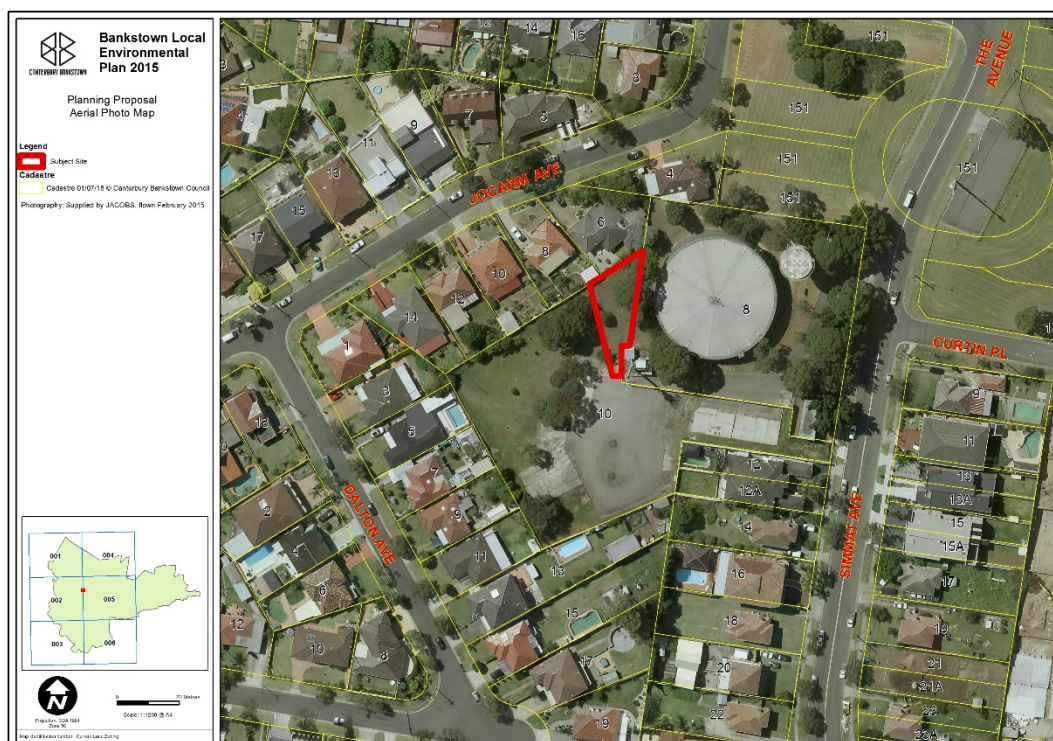


Figure 1–Site

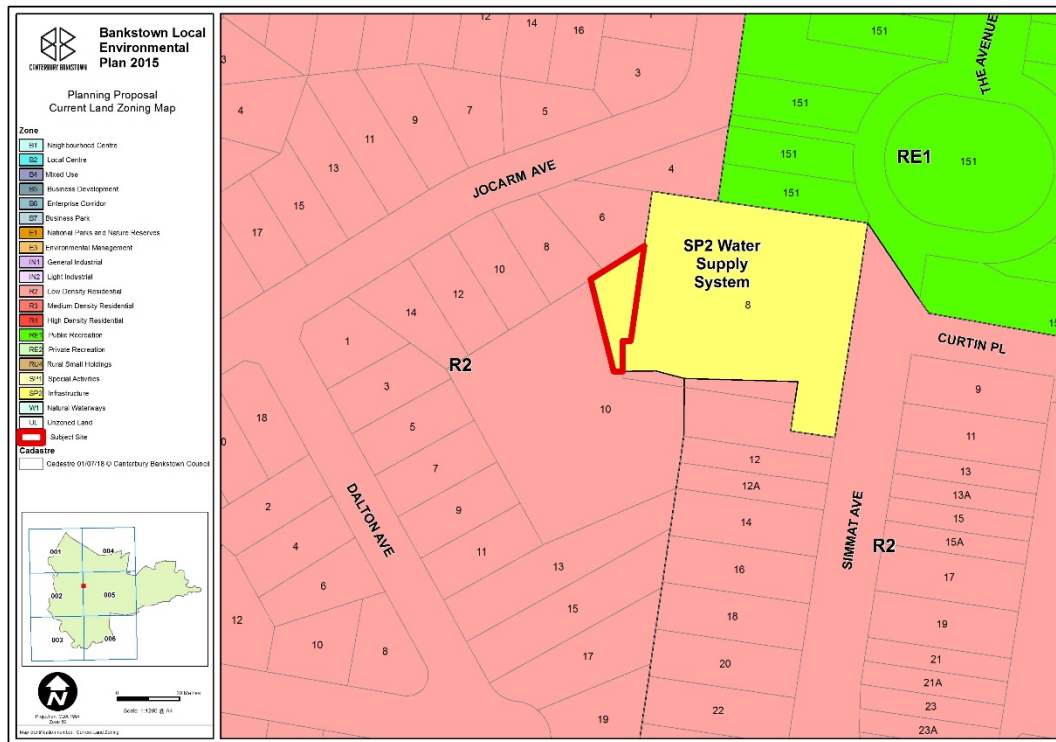


Figure 2—Current Land Zoning Map

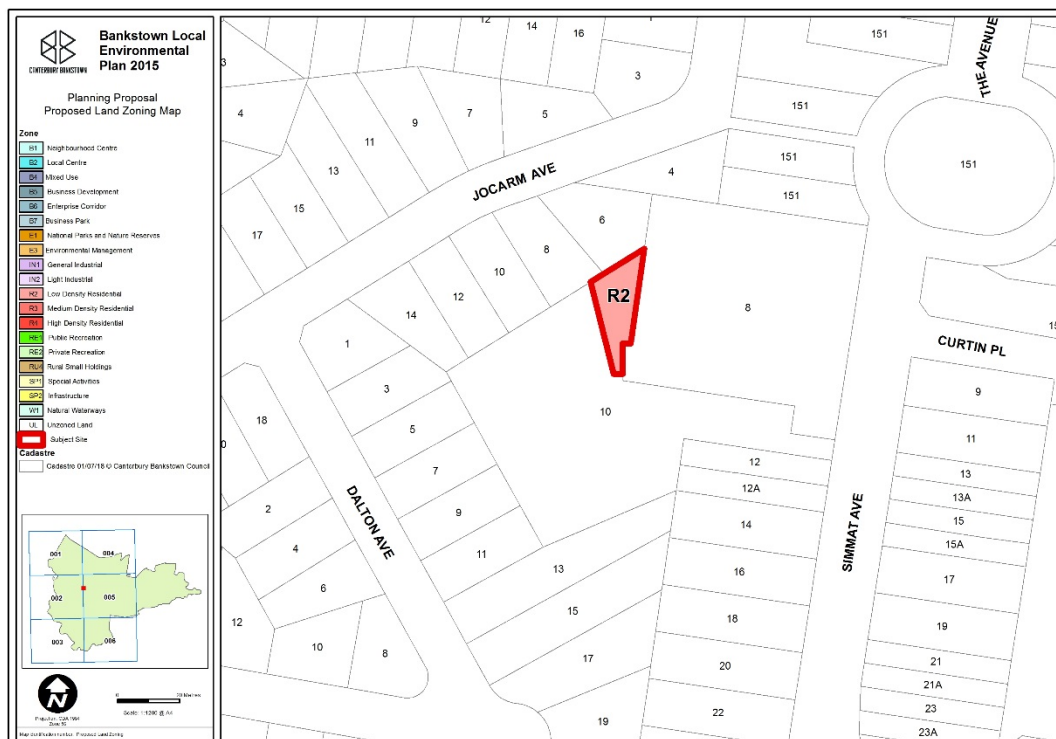


Figure 3—Proposed rezoning of part of the site (373m²) from Zone SP2 Infrastructure (Water System) to Zone R2 Low Density Residential

The Local Planning Panel considered Council's report on 2 July 2018. The panel's comments and recommendation are:

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

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

The report and Panel Minutes are shown in Attachments B and C.

At the Ordinary Meeting of 24 July 2018, Council endorsed the recommendations of the Local Planning Panel and resolved to submit a planning proposal to seek a Gateway Determination. The Council report is shown in Attachment D.

In October 2018, the Department of Planning and Environment issued a Gateway Determination to exhibit the planning proposal.

Exhibition

Council exhibited the planning proposal from 13 November to 14 December 2018. The exhibition process included:

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

Council received one submission in response to the exhibition. The submission from Sydney Water raises no issues with the planning proposal.

Following a review, it is recommended that Council adopt the planning proposal as shown in Attachment A.

Development application

Council has received a development application (DA 966/2018) for the purposes of a boarding house development on the site subject to this planning proposal. While the development application has no bearing on this planning proposal or its merits, a comment on the status is provided for information purposes.

The proposed boarding house development comprises four double storey detached structures to accommodate 101 boarding rooms including a site manager's accommodation and basement parking.

Council has recently received notice of a Class 1 Appeal lodged with the Land and Environment Court in response to Council's deemed refusal of the DA. The matter is listed to go before the Registrar in early March.

Next Steps

Should Council decide to adopt the planning proposal, the next steps would be to exercise Council's delegation to finalise the LEP Amendment, and to inform submitters of Council's decision.

ITEM 5.3 Planning Proposal: 89-95 Karne Street North, Narwee

AUTHOR Planning

PURPOSE AND BACKGROUND

This report outlines the outcomes of the exhibition process for a Planning Proposal at 89-91, 93, 93A and 95 Karne Street North, Narwee and to request an amendment to the Planning Proposal to increase the floor space ratio from 0.9:1 to 1.3:1.

ISSUE

In September 2018, Council exhibited a planning proposal seeking to amend Canterbury Local Environmental Plan 2012 to rezone land at 89 -91, 93, 93A and 95 Karne Street North, Narwee, from R3 Medium Density Residential to B1 Neighbourhood Centre and amend associated development controls.

Council received four submissions in response to the exhibition including one from a planning consultant on behalf of the owner of part of the site at 93-95 Karne Street.

The key issues raised are in relation to traffic, parking, impact from increased residential development and FSR. Following the review of submissions, it is recommended to increase the exhibited FSR for the site from 0.9:1 to 1.3:1. Should Council adopt this amendment, the next step is to inform the Department of Planning and Environment (DPE) of the change and to re-exhibit the planning proposal.

RECOMMENDATION That -

1. Council adopt the amendments to the floor space ratio from 0.9:1 to 1.3:1 for land at 89-91, 93, 93A and 95 Karne Street North, Narwee as outlined in this report.
2. The Department of Planning and Environment be informed of the amendments to the planning proposal.
3. Council re-exhibit the amended planning proposal.
4. A further report be prepared to Council at the conclusion of the exhibition period outlining submissions received and a way forward.

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

- A. Council report - 27 February 2018
- B. Sim Plan Consulting submission
- C. Urban Design specialist Initial FSR Advice
- D. Urban Design Specialist review of FSR
- E. Updated Planning Proposal - February 2019

POLICY IMPACT

This report has no policy implications for Council.

FINANCIAL IMPACT

There is no financial impact.

COMMUNITY IMPACT

A strategic and site specific amendment has been undertaken in accordance with the Department of Planning and Environment's (DPE) guide to preparing planning proposals which has found that the proposal would not have a detrimental community impact and likely result in a contemporary built form outcome comprising balanced level of housing and commercial/retail given the locality and built form context.

Currently the site does not have a density (FSR) control. Applying a density control to this site will give greater certainty to the community about the development potential of the land.

DETAILED INFORMATION

Background

Council resolution to prepare planning proposal and Gateway Determination

In February 2018, Council resolved to prepare a planning proposal to amend Canterbury LEP 2012 as follows:

Planning controls	Current provisions	Proposed amendments
Zone	R3	B1
FSR	0.5:1	To be determined by Council
Height	8.5m	10m

The council report is shown as Attachment A.

As outlined at the 27 February 2018 Council meeting a review of Council's assessment of the planning proposal was undertaken by Don Fox Planning (DFP) as part of the site is owned by Mr Charles Fondacaro (Plant Operator – Public Works at Canterbury Bankstown Council). Mr Fondacaro has had no role in the assessment of the planning proposal and has signed a declaration which accompanied the planning proposal. No further contact or communication has occurred between Mr Fondacaro and the assessment team. The independent review by DFP supports Council's assessment of the planning proposal. The review found there were no probity issues.

In May 2018 the Department of Planning and Environment issued a Gateway Determination to enable the exhibition of the planning proposal subject to the inclusion of a proposed FSR for the site (should an FSR be deemed necessary).

Site Details

The site is situated within the eastern side of Karne Street North opposite Leigh Avenue at its intersection with Shorter Avenue (refer to maps over page). It has a total combined area of 701m². 89-91 Karne Street North is a corner lot with frontage to Karne Street North and a secondary frontage to Shorter Avenue. 93, 93A and 95 Karne Street North have a direct frontage to Karne Street North of 18.3m. The site comprises four allotments in two different ownerships.

The sites are accessible to pedestrians and vehicles from Karne Street North and via Shorter Avenue. Rear service lane access is from Shorter Lane which intersects with Shorter Avenue. A public footpath to the north of the properties connects Karne Street North with Chick Street to the north-east. Off street car parking spaces are accessed via the laneway at the rear of the site and are provided in a 90 degree configuration to the rear of these premises.

Surrounding development comprises one and two storey dwellings. Bennet Park is located to the south west and provides recreational sporting facilities. Roselands shopping centre is located approximately 1.3km north of the subject site.

The site is serviced by a number of local bus networks within 400m walking distance. The site is situated approximately 1.3km (walking distance by foot/road) from Narwee Railway Station and the Narwee town centre.



Map 1: Location (subject site shown edged in red)

FSR study

Council engaged an independent urban design specialist to provide an FSR study for the site in response to Council resolution and Gateway Determination. A number of design parameters and constraints were examined to determine an appropriate FSR for the site. The study concluded a FSR of 0.9:1 to be suitable for the site. The analysis has indicated that the GFA has been limited largely by the number of at grade car parking requirements in Council's DCP. This study formed part of the supporting material for the planning proposal and was placed on public exhibition. A copy of the FSR study is shown in Attachment C.

Exhibition

Council exhibited the planning proposal from 11 September 2018 to 12 October 2018.

The exhibition process included:

- Displays at Council's Customer Service Centre (Bankstown and Campsie Branch) and 'have your say' website.
- Notification in local newspapers.
- Notification letters to owners of subject site and surrounding property owners.

Public exhibition responses

A total of four submissions were received during the exhibition period. Three individual local residents and a submission from a planning consultant on behalf of the owner of part of the site.

- Local resident submissions
Submissions raised concerns with traffic and parking, overdevelopment, loss of employment uses and impact on the adjoining property to the east at 101 Shorter Avenue.

Key issues	Council response
Traffic congestion on Shorter Lane from proposed additional parking and impact on access to adjoining dwelling (101 Shorter Ave) garage from Shorter Lane.	<p>The proposal involves off street parking to be provided on site and will be accessed from Shorter Lane. While the proposal will involve additional cars using Shorter Lane, it will not obstruct access to the No.101 Shorter Ave's garage. The proposal is not likely to impede on 101 Shorter Ave's access to its garage/parking.</p> <p>In relation to traffic congestion. The proposal has the potential to yield a modest increase of up to 4-5 dwellings for the subject site and this is unlikely to create any adverse traffic and parking impacts on the surrounding locality.</p>
Overdevelopment and associated amenity impacts	<p>Proposal involves a modest increase in potential residential development (460m²).</p> <p>Any impacts associated future residential a development can be addressed through the DA stage.</p>
Overshadowing of adjoining dwelling at 101 Shorter Ave	<p>The proposed amendments to height of building controls in the B1 Neighbourhood Centre are compatible to the scale (height) of the surrounding R3 Medium Density zones. The site is separated by a 6m laneway and this would assist in mitigating any overshadowing/overlooking impacts.</p> <p>A maximum height of 10m and 2 storey height limit will occur on the site. Any impact associated with overshadowing can be dealt with through the development application stage.</p>
Loss of employment for existing shops (Helena's spa and Chinese restaurant)	<p>The proponent has advised the existing ground floor shops will be retained as part of future development of the site.</p> <p>In any case, the proposed B1 zoning will require ground floor commercial uses to be provided on the site. This will ensure employment related uses are maintained on site.</p>

- Submission from Simplan consulting town planners on behalf of the owner.

A detailed submission was received by Simplan Consulting Town Planners. The submission raises concern with the proposed FSR and the assumptions that appear to have been used in determining the FSR. The primary concerns are:

1. *The exhibited FSR at 0.9:1 is clearly uneconomically viable for us to implement, (or for that matter for the adjoining owner) as it is predicated on expensive demolition and total redevelopment and property amalgamations whilst reducing the existing commercial areas at ground level and permitting only a very modest additional amount of new residential floorspace at FFL.*
2. *The adjoining (restaurant) owner will never agree to amalgamate his property with ours and has told us categorically on more than one occasion that he has no interest whatsoever in redevelopment.*
3. *The primary reason for the excessively low FSR proposed (both the former Bankstown LGA and Inner West Councils currently permit a much more reasonable 1.5:1 FSR within their B1 business zones) appears to be a requirement to achieve 100% compliance with former Canterbury Council's DCP parking controls. We consider we can address this issue with an FSR of 1.4:1-1.5:1 which will allow us to extend above existing ground floor shop premises which are to be retained (a much "greener" and more cost-effective outcome compared to demolition and redevelopment) and also provide an upper level addition comprising 2 x 2br residential units of 85m² - 90m² (medium) sizes.*
4. *We assume other B1 zones within the former Canterbury LGA will not be subject to what is clearly an excessively low FSR. There are many, many B1 zones throughout both former LGA are which have existing substantial buildings constructed on smaller lots and with limited or zero off-street parking provision. Most of these buildings on smaller lots already have a much higher FSR than 0.9:1.(a common situation and built form configuration within many neighbourhood business zoned areas). This is precisely why most Council allow reasonable FSR's for these zones in the range of 1.5:1.*

Note: *If the proposed 0.9:1 FSR was applied uniformly to these B1 zones/areas most owners would effectively be prevented from achieving reasonable future redevelopment potential.*

A copy of the proponent's submission is shown in Attachment B.

FSR review

The proponent's submission was further tested by an independent urban design specialist including consideration of factors that had not formed part of the original FSR recommendation of 0.9:1 for the site.

Based on number of assumptions (retention of ground floor, number of parking spaces provided, maximum of two storeys) a revised FSR of 1.15:1 was recommended for the subject site.

A copy of the review of FSR is shown in Attachment D.

Proposed amendments to Planning Proposal

It is considered the matters raised in the submissions from residents do not warrant any changes to the planning proposal. This is a relatively minor zoning change creating capacity for 4 dwellings that will not impact on the amenity of the local area.

The table below shows a comparison of the FSR's for the site and likely development scenario based on the retention of the existing shops (466m²) and additional level of residential development.

Status	FSR (site area 701m ²)	Total development potential	Approximate yield	Parking spaces required
Exhibited	0.9:1	631m ²	<ul style="list-style-type: none">• Ground floor commercial• 3 × 1 bedroom units or 2 × 2 bedroom units	6 spaces: shops 2 spaces: residential (note additional space required for 1 bedroom scenario)
Consultant recommended	1.15:1	806m ²	<ul style="list-style-type: none">• Ground floor commercial• 4 × 2 medium sized 2 bedroom units (80-95m²)	6 spaces: shops 4 spaces: residential
Council staff recommended	1.3:1	911m ²	<ul style="list-style-type: none">• Ground floor commercial• 4 × 2 large 2 bedroom units (110m²)	6 spaces: shops 4 spaces: residential

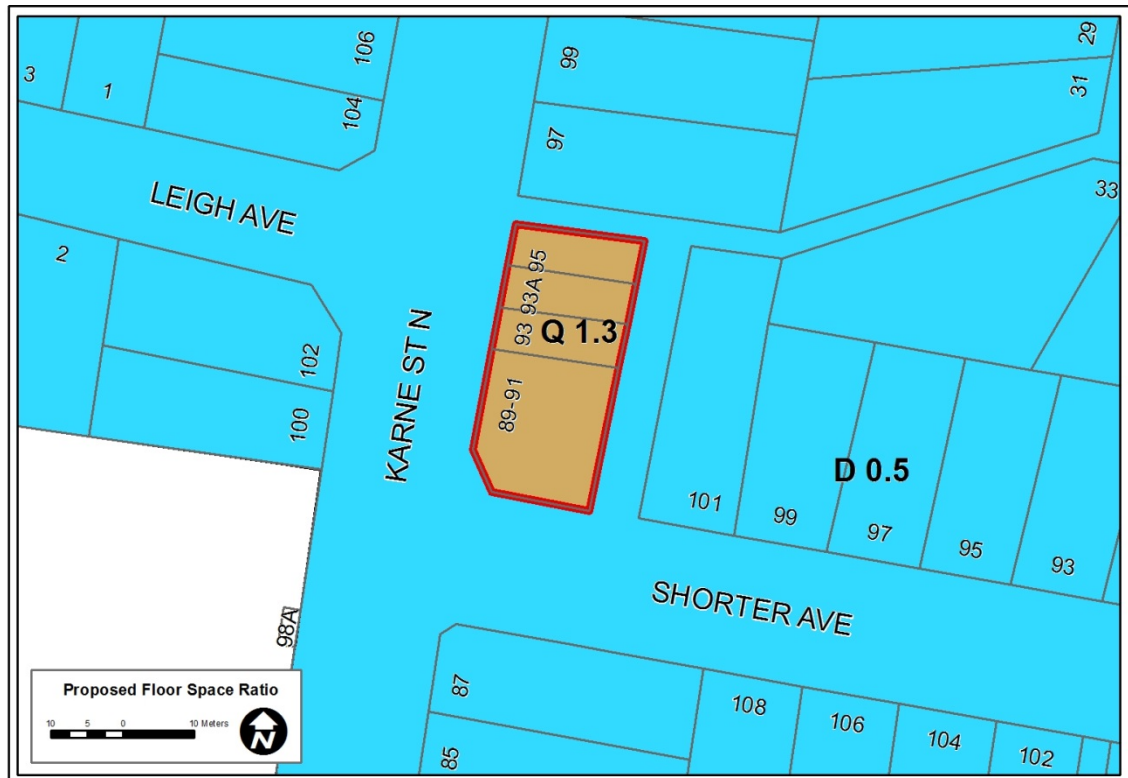
Based on the above analysis and submission put forward by the proponent to the recommended FSR of 1.15:1. It is recommended the FSR be amended to 1.3:1 for the following reasons:

- It will provide flexibility in design outcomes for the site in a high amenity area (close to Bennet Park and public transport).
- The proposed FSR can be accommodated within the desired building envelope.
- It will facilitate redevelopment of the site by ensuring the retention of an established neighbourhood centre. The B1 zoning will ensure that any development on this site will need to retain commercial ground floor uses.
- The proposed increase in FSR will not result in any adverse amenity outcomes on neighbouring properties as it does not affect the proposed height remaining at 10m (two storey).
- No FSR control applies to other B1 zoned sites in the former Canterbury LGA. This will be the only B1 site with an FSR control in the former Canterbury LGA.
- The proposed FSR is well under the maximum FSR for the B1 zone in the former Bankstown of 1.5:1.

- The FSR will enable the proponent to provide a simple single first floor extension of modest dimensions on the site.

A copy of the updated planning proposal is shown in Attachment E.

The recommended FSR is shown in the map below:



Next steps

The next step would be to re-exhibit the planning proposal. The DPE agrees with this course of action as the proposal involves an increase to the development standards (FSR). A further report will be provided to Council after exhibition.

6 POLICY MATTERS

The following item is submitted for consideration -

6.1 Community Engagement Policy and Framework

57

ITEM 6.1 Community Engagement Policy and Framework

AUTHOR City Future

PURPOSE AND BACKGROUND

Engaging with our communities, assists Council to understand what is most important to the community now and into the future. Council's aspiration is to be an organisation that puts engagement at the centre of everything we do.

The Community Engagement Policy has been reviewed and a Draft Policy prepared for Council's consideration to provide a consistent approach and experience to on-going and meaningful engagement with our communities and stakeholders.

Council has developed a Community Engagement Framework to ensure we deliver a consistent and best practice approach. The Engagement Framework aligns with the newly inserted Section 402A, Local Government Act 1993.

This report provides Council with information on the Draft Community Engagement Policy and Draft Community Engagement Framework and recommends that the draft policy and framework be placed on public exhibition.

ISSUE

The outcomes of this Community Engagement Policy and Framework provides Council with a consistent and best practice approach to how Council engages with the community.

RECOMMENDATION That -

1. The draft Community Engagement Policy and Framework 2019 be placed on `public exhibition.
2. A further report be provided to Council following the exhibition process.

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

- A. Community Engagement Draft Policy
- B. Community Engagement Framework

POLICY IMPACT

The Community Engagement Policy supersedes the existing Community Engagement Policy of Council which was adopted 28 March 2017.

The Community Engagement Policy is interconnected with other key council policies, therefore this will require that the policy be considered when developing and reviewing new and existing policies.

FINANCIAL IMPACT

The report has no financial impact.

COMMUNITY IMPACT

This policy and framework formalise Council's commitment to timely, appropriate and effective engagement with the community and outlines when and how community engagement should occur, who should be engaged, and how outcomes should be reported on issues or decisions that are Council's responsibility.

DETAILED INFORMATION

A destination in Council's Community Strategic Plan, *2028 CBCity*, is to be a 'Leading and Engaged' Council who engages, involves and empowers its community to participate in decisions that affect them.

To achieve this destination, Council has reviewed its current Community Engagement Policy and developed a Community Engagement Framework that will embed a consistent and best practice approach to how we engage with our community.

As Community Engagement is increasingly becoming a standard component of any significant project, governments and industry are recognising the value of engagement as an essential part of project planning and decision-making. It is also part of our Council's commitment to consult with our residents because we care about their feedback and opinions.

Therefore, the uses of community engagement are expanding to consulting with communities about policies and planning proposals, co-designing plans and services, facilitating community action and much more.

Section 402A has been inserted as part of the amendment to the Local Government Act 1993, to acknowledge this important shift. All councils will be required to meet this once this part of the Act.

Section 402A requires the following:

"A council must establish and implement a strategy (called its community engagement strategy) for engagement with the local community when developing its plans, policies and programs and for the purpose of determining its activities (other than routine administrative matters)."

Draft Community Engagement Policy

Canterbury Bankstown Council aspires to be a leading and engaged organisation and the Draft Policy formalises Council's commitment to timely, appropriate and effective engagement with the community.

Council has reviewed its existing Community Engagement Policy which was adopted on 28 March 2017, and has developed the Draft Policy based on Council's Corporate Values and the Code of Ethics and Core Values of the International Association for Public Participation Australasia (IAP2), who is an affiliate of the peak professional body for engagement practitioners, the International Association for Public Participation (IAP2).

Council acknowledges the significant demographic and geographic diversity of its community and has set an approach to engagement underpinned by a set of principles that define what our community and stakeholders should reasonably expect from Council when consulting on our plans, policies and projects.

The seven principles are:

1. Flexible
2. Respectful
3. Credible
4. Collaborative
5. Consistent
6. Educational
7. Embedded
8. Evaluated

Draft Community Engagement Framework

To complement the Draft Policy, Council has developed a Draft Community Engagement Framework which will guide the Council staff, and those undertaking engagement on behalf of Council, in how to plan and deliver quality and inclusive engagement. It also guides Council when and how community engagement should occur, who should be engaged, and how outcomes should be reported on issues or decisions for which Council is responsible for.

The IAP2 Public Participation Spectrum is an industry-recognised tool designed to assist in selecting the public's level of participation in a community engagement program. Levels of participation run from informing to empowerment. More information on the IAP2 Public Participation is included in the Draft Community Engagement Framework.

The Draft Community Engagement Framework also acknowledges the IAP2 Australasia Community Engagement Model recognises that engagement does not only occur as one-way path from Council to the community but may also be motivated from within the community or businesses to Council.

Working with the principles and guidance outlined in the Draft Community Framework, Council has an opportunity to strengthen our relationships and increase engagement with our community, local businesses, community groups and other stakeholders including Socio-CALD communities. It also provides for capacity to create a consistent experience for the community when engaging with Council.

Upon adoption, a copy of the Community Engagement Policy and Framework, associated information and resources will be made available to the public on Council's website. It will also ensure that community engagement is integrated into the business of Council to support decision making, build relationships and strengthen Council's connection with the community.

7 GOVERNANCE AND ADMINISTRATION MATTERS

The following items are submitted for consideration -

7.1	Quarterly Performance Report - October to December 2018	63
7.2	Sydney Metro Interface Agreement Negotiations and representatives for Traffic & Transport Management Group and Design Review Panel	67
7.3	Property Matter: Homedale Road, Bankstown	71
7.4	4 Elements Sydney Conference & Festival	75
7.5	Matters Determined Under Delegated Authority - 12 December 2018 to 25 February 2019	79
7.6	Cash and Investment Report as at 31 December 2018 & 31 January 2019	81

Governance and Administration Matters - 26 February 2019

ITEM 7.1 Quarterly Performance Report - October to December 2018

AUTHOR City Future

PURPOSE AND BACKGROUND

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

ISSUE

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

It demonstrates the organisation's performance during the period 1 October 2018 to 31 December 2018 in delivering the actions outlined in Council's 2018/19 Operational Plan. The Operational Plan is a key plan for our city. It translates our priorities and services, set out in our Delivery Program, into measureable actions for the financial year.

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

- Operational result
- Capital result
- Financial performance

RECOMMENDATION That -

1. Council notes the quarterly performance report ending 31 December 2018.
2. Council adopt the December 2018 Quarterly Budget Review as outlined in this report.

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

- A. Second Quarter Executive Summary - 2018/19 Operational Plan
- B. Second Quarter Detailed Progress - 2018/19 Operational Plan
- C. Budget 2018-2019 December Revision
- D. December Revision Budget Review

POLICY IMPACT

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

FINANCIAL IMPACT

The report presents Council's operating result as at 31 December 2018.

COMMUNITY IMPACT

The report provides the community with an understanding of Council's performance in delivering its yearly Operational Plan as well as an update on the financial position as at 31 December 2018.

DETAILED INFORMATION

Operational Result

Broadly, Council's Operational Plan is progressing well, with 94% of projects listed currently on track to be completed this year.

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

A six monthly progress of the Delivery Program is also highlighted within this report. The Delivery Program outlines Council's contribution towards achieving outcomes identified in CBCity 2028 during its current term to 2021. Progress towards all longer-term priorities are highlighted within every destination in Attachment A.

Detailed actions for service areas are outlined in Attachment B.

Capital Result

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

In the second quarter, 44% of projects are currently in progress, with 26% already complete. A snapshot of capital works progress across the city is provided in Attachment A.

Financial Performance

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

Having reflected all required adjustments, Council's revised Operating Result is expected to be a deficit of \$1.0M, an improvement of \$8.2M to the result forecast as part of the September revision process. A summary of the major issues, which reflect the adjustment have been noted below.

Council's capital works and acquisition program is now expected to be \$95.2M, having decreased by \$27.5M for this quarter. The variation largely relates to a timing adjustment of budgeted expenditure where projects will not be completed or commenced within the 2018/19 financial year but rather throughout the 2019/20 financial year. These adjustments are a part of Council's ongoing review which ensures that the capital works and acquisition program reflects the planned pattern of expenditure.

In reflecting the adjustments made as a part of this revision, Council's level of cash and equivalents are expected to increase by approximately \$35.9M (assuming no carryovers exist at 30 June 2019).

As part of its ongoing reviews to services and its operations, Council is transitioning a number of its external contractor budgets utilised to engage temporary staff and establishing permanent employee positions to carry out the required works and give effect to priorities set out in its delivery and operational plans. Whilst the change does not result in further/additional required funding/resources, it does adjust our full time establishment number from its current level of 1388 to 1410.

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

Conclusion

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

ITEM 7.2 Sydney Metro Interface Agreement Negotiations and representatives for Traffic & Transport Management Group and Design Review Panel

AUTHOR City Future

PURPOSE AND BACKGROUND

Sydney Metro obtained Planning Approval from the Department of Planning and Environment for the delivery and operations of the Sydenham to Bankstown component of the City & Southwest Metro project (Metro Southwest) – the conversion of the existing T3 Sydney Rail Line to a Metro Line from Sydenham to Bankstown stations.

Metro Southwest project is underway with preliminary works are in progress. The early works contract has been awarded to the joint partnership of John Holland and Laing O'Rourke.

ISSUE

Within the Conditions of Approval, Metro is required to consult with Council on several items. As Metro Southwest project gears up towards mid-2019, Council will be required to provide responses to many issues raised by Metro, such as detail station design, utility design and work permit for access to Council assets, ownerships and maintenance.

Sydney Metro has formed a Traffic & Transport Liaison Group (TTLG) and Design Review Panel (DRP) in which Council staff are nominated to attend. Whilst Council's position remains unsupportive of the current Sydney Metro Southwest proposal, Council representatives have been nominated to attend the TTLG and DRP meetings to ensure better outcomes are integrated into the delivery of this project, and any community concerns are directly related to the Metro team and contractors.

In addition Sydney Metro has proposed the development of an Interface Agreement which is a document that sets out the process and interaction between the Metro Team and contractors and Council. It also outlines the manner for consultation and communication during the project. Based on discussions with other Councils impacted by the North West Metro it is considered entering into an Interface Agreement has benefits ensuring that appropriate resources are efficiently allocated to meet the demands.

RECOMMENDATION That -

1. Council enter into an Interface Agreement with Sydney Metro.

ATTACHMENTS

Nil

POLICY IMPACT

This report has no policy impact.

FINANCIAL IMPACT

Adoption of the recommendation will enable Council to streamline processes for interacting with Metro. Efficient processes will enable Council to save funds which would have to be spent on further resourcing to meet Metro's required turnaround times.

COMMUNITY IMPACT

Adoption of the recommendations will enable Council to better respond to issues affecting our community and environment.

DETAILED INFORMATION

Council Representatives

Sydney Metro has formed a Traffic & Transport Liaison Group (TTLG) and Design Review Panel (DRP) in which Council staff are nominated to attend. The TTLG consists of a consortium of parties (Council, RMS, SES etc.) to regularly discuss line-wide traffic matters, to inform the detailed design of temporary and permanent traffic and transport measures and ongoing management measures prior to and during construction, such as the Construction Traffic Management Plan and the Temporary Transport Management Plan. The role of the DRP is to “refine design objectives for place making, public realm and urban and heritage integration”. Council is invited to advise on local issues and provide input on the Station Precinct Plans.

Whilst Council’s position remains unsupportive of the current Sydney Metro Southwest proposal, it is appropriate that Council representatives attend to ensure better outcomes are integrated into the delivery of this project, and any community concerns are directly related to the Metro team and contractors.

Interface Agreement

An Interface Agreement (IA) is a legal document that establishes the relationship between Council and Sydney Metro. It defines physical boundaries/ interfaces and roles between two parties and outlines the manner consultation and communication for each item and the process of reaching consensus.

It is understood an Interface Agreement generally includes Design, Road Condition Reports and Maintenance of Roads, Initial Condition Report and Dilapidation Survey, Construction Lease and a Future Works Agreement, Public Domain Works, Completion of Council Works, Construction Completion of Sydney Metro Works, Maintenance of the works, Dispute or Differences, Confidentiality and Consequential Loss.

The benefits to Council of establishing an Interface Agreement are:

- To better control the finished quality of affected Council infrastructure
- To set out clear and efficient processes for interaction with Council officers staff to adhere during the Metro project delivery.
- Reduced workload for Council officers by eliminating repetitive tasks, such as registering work permits.
- A pre-agreed conflict management system for mitigation, if conflict arises.
- To agree processes to provide better design input into public domain works
- To agree processes for resolving ongoing maintenance.
- To make it easier for Council to predict workload and plan for additional resources to meet agreed expected turnaround timeframes.
- To agree that Metro will fund additional Council staff to respond to the various demands from the project.

It is critical for Council to respond in a timely manner to Metro during the detailed design stage because maximum impact to the final quality of the Metro system is possible during this stage.

ITEM 7.3 Property Matter: Homedale Road, Bankstown

AUTHOR Corporate

PURPOSE AND BACKGROUND

The former Bankstown City Council had previously resolved to acquire a small part of land from Sydney water (SW) with the view to address a number of infrastructure, environmental and property related matters associated with the end of Homedale Road, Bankstown.

Separately, Council was also required to apply to NSW Land and Property Information (LPI) seeking title to a disused stream bed, which adjoins Council's land (Attachment 1).

The purpose/intent was for Council to consolidate all land in the area and formally create a road to construct a cul-de-sac and appropriately manage Council's land in the area.

That said, the purpose of this report is to:

- Finalise the land classification process for the disused stream bed in accordance with the Local Government Act 1993;
- Agree to formally subdividing Council's land and dedicate a portion of it as a road reserve; and
- Address other property related matters, as required.

ISSUE

Council has been working closely with relevant State Government Department's to address certain unresolved public infrastructure requirements associated with Homedale Road, Bankstown – largely given the varied ownership issues associated with the land.

By way of summary, Council has now:

- Acquired a small part of land owned by Sydney Water;
- Obtained certificate of title to the disused stream bed adjoining Council's land;
- Consolidated all relevant/associated land into one parcel of land (Lot 1 DP 1247694); and
- Completed the required preliminary administrative process to classify the disused stream bed as Operational Land, including publicly exhibiting the matter for comment, of which there were no submissions received.

Having now completed the above, Council can progress the matter, with the view to subdivide the land and provide for the following (Attachment 2):

- Separate the commercial lease associated with the large media billboard/sign located in the area, including managing the open-space/parkland (Area 1);
- Formalise the roadway cul-de-sac of Homedale Road (Area 2); and
- Allow Council to address a long-standing issue with an adjoining owner occupying its land by way of providing relevant roadway access to the subject area and allow it to be dealt with accordingly (Area 3).

RECOMMENDATION That -

1. The newly consolidated parcel of land (Lot 1 DP 1247694) being 27 Homedale Road, Bankstown, be, and is hereby, classified as Operational Land in accordance with the Local Government Act 1993.
2. The subject land (Lot 1 DP1247694) being 27 Homedale Road, Bankstown, be subdivided to dedicate the required portion as road reserve, as detailed in the report.
3. The required works and funding be considered as part of Council's 2019/2020 Operational Plan and Budget.
4. 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.
5. Further reports be provided on the above matters, as required.

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

- A. Map of Site
- B. Concept Subdivision Plan
- C. Report of the General Manager - 22 August 2017 - 28 Homedale Road, Bankstown

POLICY IMPACT

There are no policy implications for Council as a result of the proposal to classify the newly acquired land as Operational Land. Similarly there are no policy implications arising from the progressing of a subdivision application to make better use of this land for public purposes, including roadway.

FINANCIAL IMPACT

There are no initial financial impacts on Council regarding the reclassification.

That said, there will be costs and/or resource allocation associated with the lodgement of a development application for subdivision, as well as with planning of the construction of the roadway cul-de-sac of Homedale Road, which will separately be considered as part of Council's 2019/2020 Operational Plan and Budget.

COMMUNITY IMPACT

The land's classification as operational better facilitates the achievement of a range of public benefits previously sought by Council including

- better tenure definition;
- more-orderly development and property/land management;
- better stormwater management and improved public safety; and
- road profile improvement.

Governance and Administration Matters - 26 February 2019

ITEM 7.4 4 Elements Sydney Conference & Festival

AUTHOR Community Services

PURPOSE AND BACKGROUND

This report provides details and seeks approval on the level of support for the 4Elements Sydney Conference & Festival 2019 by Council as a Venue Partner.

ISSUE

The 4Elements Sydney Hip Hop Festival 2019 coincides with Harmony Day, International Women's Day and Youth Week and has continued to grow. The festival has now outgrown the Bankstown Art Centre and is seeking Council support to move to Park Keating Park and the Bankstown Learning & Knowledge Centre (BLaKC). Council has supported the event over the past four years.

RECOMMENDATION

That Council approval be given to support 4Elements Sydney Conference and Festival 2019 as a Venue Partner through \$12,750 in fee waivers for the use of Bankstown Library and Knowledge Centre and Paul Keating Park.

ATTACHMENTS

Nil

POLICY IMPACT

The 4Elements Conference and Festival aligns with Council's adopted Youth Plan and the draft Cultural Plan.

FINANCIAL IMPACT

The cost of proposed fee waivers (\$12,750) is available from Council's 2018/19 Community Planning and Development Operational Budget.

COMMUNITY IMPACT

The Conference and Festival places Canterbury Bankstown at the forefront of youth culture. It is expected that the Festival, Conference and other associated activities will attract close to 5,000 people. This will be in addition to the Social Media coverage which will be extensive given the nature of the audience expected to attend. The organiser has given assurance that all areas used in the event will be restored to their original state.

DETAILED INFORMATION

The 4Elements Sydney Hip Hop Festival has successfully operated out of the Bankstown Arts Centre for the past four years. The festival utilises Hip Hop and music culture to generate community harmony, engagement and skills development. It has become a well-known festival and the organiser, Vyvienne Abia, has been invited to several international conferences to discuss and present on its merits.

The 4Elements Sydney Hip Hop Festival 2019 coincides with Harmony Day, International Women's Day and Youth Week and has continued to grow. The festival has now outgrown the Bankstown Art Centre and is seeking Council support to move to Park Keating Park and the Bankstown Learning & Knowledge Centre (BLaKC).

The 2019 Conference and festival is proposed to be held from 28 March - 6 April and incorporates the following components:-

- film screenings & broadcasts,
- information booths,
- exhibitions,
- festival with stalls,
- entertainment stage,
- food vans,
- painting areas,
- dance areas, and
- range of other diverse attractions and activities.

Street art is proposed to be affixed to walls inside and outside of BLaKC (grey walls) and then restored to original colour/state after the event. A sand circle on the paved area outside BLaKC and a daily smoking ceremony are also proposed. The entire Conference and Festivals Budget is estimated at \$600k in cash and in kind support. Council support is being sought in the form of a Venue Partner relationship in which the costs associated with the staging of the Conference and Festival in the Bankstown Library and Knowledge Centre and on Paul Keating Park are substantially waived by Council.

Meetings have been held between the Festival Organiser and relevant Council Officers to determine the level of support required from Council and the availability of the spaces requested. It is proposed that Council assist with the provision by fee waivers of Paul Keating Park for the festival and areas of BLaKC for the Conference and the Festival to the value of \$12,750. This figure includes the costs of 4Elements Sydney covering the venue and technical related costs for Council's International Women's Day Awards to be held on 28th March 2019. It is expected the Festival, Conference and other associated activities will attract close to 5,000 people.

Financial contributions to the event have also been made by Create NSW, Bankstown Sports Club, NSW Health, NRL Bulldogs, Multicultural NSW, APRA AMCOS, Scanlon Foundation, Music NSW, and Council through a \$5,000 grant from the Community Grants & Event Sponsorship Program. Many local businesses and organisations have also pledged support for the event.

Governance and Administration Matters - 26 February 2019

ITEM 7.5 Matters Determined Under Delegated Authority - 12 December 2018 to 25 February 2019

AUTHOR Corporate

PURPOSE AND BACKGROUND

To provide Council with a summary of any matters determined under Delegated Authority by His Worship the Mayor and the General Manager whilst Council was in recess i.e. the period 12 December 2018 to 25 February 2019.

SUMMARY OF MATTER DETERMINED

ITEM 1 2019 Submission – Local Government Remuneration Tribunal

Determination

That Council's submission to the Local Government Remuneration Tribunal be endorsed.

ITEM 2 Sydenham to Bankstown Metro

Determination

1. The information be noted.
2. Council continue to manage the matter as detailed in the report.

RECOMMENDATION

That the information be noted.

ATTACHMENTS [Click here for attachment](#)

- A. Matters Determined Under Delegated Authority 2018-2019

POLICY IMPACT

This report has no policy impact.

FINANCIAL IMPACT

This report has no financial impact.

COMMUNITY IMPACT

This report has no community impact.

Governance and Administration Matters - 26 February 2019

ITEM 7.6 Cash and Investment Report as at 31 December 2018 & 31 January 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 December 2018 and 31 January 2019.

RECOMMENDATION That -

1. The Cash and Investment Report as at 31 December 2018 and 31 January 2019 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

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

- A. CPG Monthly Investment Report December 2018
- B. CPG Monthly Investment Report January 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 December 2018

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

Cash and Investments	\$
Cash at Bank	1,173,023
Deposits at Call	38,956,475
Term Deposits	260,230,000
Floating Rate Notes	50,855,621
Total Cash and Investments	351,215,119

Council's level of cash and investments varies from month to month, particularly given the timing of Council's rates and collection cycle, its operations and carrying out its capital works program. The following graph outlines Council's closing cash and investment balances from July 2018 to June 2019.

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

Interest Income	Dec 2018 \$	Year-to-date Dec 2018 \$
Budget	718,750	4,312,500
Actual Interest	878,532	4,952,123
Variance	159,782	639,623
Variance (%)	22.23%	14.83%

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	11	100
Working Capital Funds (0-3 months)	5	100
Short Term (3-12 months)	30	100
Short – Medium (1-2 years)	18	70
Medium (2-5 years)	36	50
Long Term (5-10 years)	0	5
Total Cash and Investments	100%	

Portfolio Allocation	
	Actual % of Portfolio
Cash at Bank	0.3
Deposits at Call	11.1
Term Deposits	74.1
Floating Rate Notes	14.5
Total Cash and Investments	100%

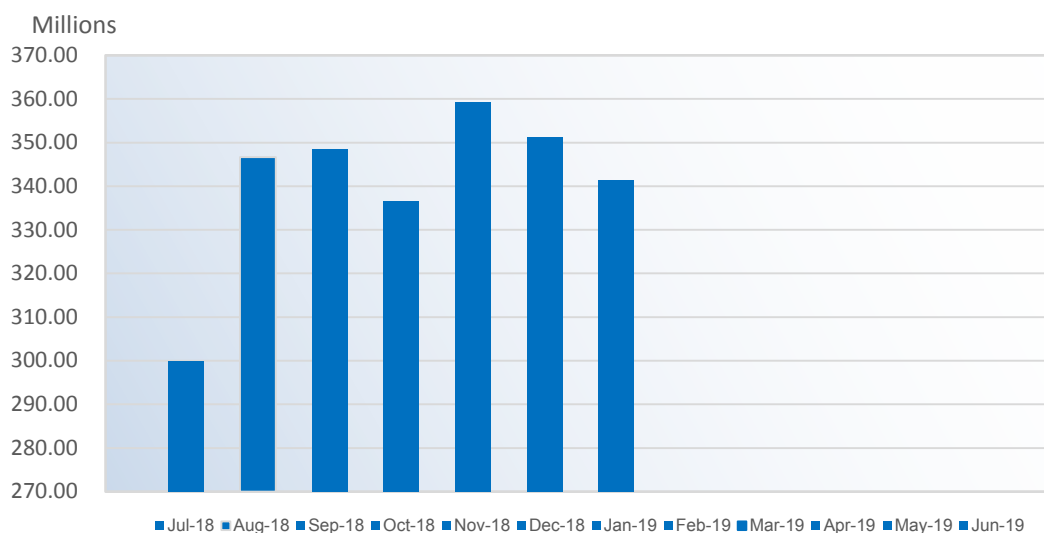
Cash and Investment Summary – as at 31 January 2019

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

Cash and Investments	\$
Cash at Bank	1,175,797
Deposits at Call	24,069,181
Term Deposits	260,230,000
Floating Rate Notes	55,855,621
Total Cash and Investments	341,330,599

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 January 2019.

Cash and Investment Rolling Monthly Balance 2018-2019



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

Interest Income	Jan 2019 \$	Year-to-date Jan 2019 \$
Budget	718,750	5,031,250
Actual Interest	876,598	5,828,721
Variance	157,848	797,471
Variance (%)	21.96%	15.85%

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

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

Maturity Profile		
	Actual % of Portfolio	Policy Limits %
Cash	8	100
Working Capital Funds (0-3 months)	5	100
Short Term (3-12 months)	31	100
Short – Medium (1-2 years)	17	70
Medium (2-5 years)	38	50
Long Term (5-10 years)	1	5
Total Cash and Investments	100%	

Portfolio Allocation	
	Actual % of Portfolio
Cash at Bank	0.5
Deposits at Call	7.1
Term Deposits	76.0
Floating Rate Notes	16.4
Total Cash and Investments	100%

8 SERVICE AND OPERATIONAL MATTERS

The following items are submitted for consideration -

8.1	Salt Pan Creek Reserve Masterplan	89
8.2	Wiley Park and Stevens Reserve Intersections	97
8.3	Ramadan Nights	101

ITEM 8.1 Salt Pan Creek Reserve Masterplan

AUTHOR City Future

PURPOSE AND BACKGROUND

The purpose of this report is to provide a summary of the feedback received on the draft Salt Pan Creek Reserve Masterplan, inclusive of Whitmarsh Reserve and McLaughlin Oval (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 Salt Pan Creek Reserve, Whitmarsh Reserve and McLaughlin Oval, in respect to all three sites having been the site of Council landfill operations.

The Masterplan was placed on public exhibition from 10 September 2018 to 10 October 2018. A total of 24 submissions were received resulting in amendments to the document.

The Masterplan is presented to Council for adoption.

ISSUE

Council developed a draft Masterplan for the Salt Pan Creek Reserve, inclusive of Whitmarsh Reserve and McLaughlin Oval, to inform the next 20 years of works for the site. The Masterplan provides future direction for tip closure and remediation of the former landfill sites at all three locations, whilst meeting the aspiration of the community and the future recreational needs of a growing local population.

On 28 August 2018 Council resolved to place the draft Salt Pan Creek Reserve 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, updates were made to the masterplan, and it is now presented for adoption.

RECOMMENDATION That -

1. Council note the submissions of the community from the public exhibition of the Masterplan.
2. Council adopt the Masterplan, noting that the current use of McLaughlin Oval be retained for Baseball, and that the fields be maintained and improved to function as a District level facility.

ATTACHMENTS

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

- A. Exhibition Summary and Submissions Report
- B. Table of Submissions and Council Responses
- C. Salt Pan Creek Masterplan Report January 2019
- D. Salt Pan Creek Masterplan Attachment A Heritage Report
- E. Salt Pan Creek Masterplan Attachment B Ecological Advice Report

POLICY IMPACT

The Masterplan sets the long-term future direction for recreational opportunities at the Salt Pan Creek Reserve, Whitmarsh Reserve and McLaughlin Oval sites. 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 and sporting uses for the sites. At this stage there is no financial impact however, over time it will require significant investment from Council, State and Federal Governments to achieve. This will be considered as part of future Operational Plans.

COMMUNITY IMPACT

The adoption of the Masterplan will have a positive impact on the community of Canterbury Bankstown. As the recommendations of the document are implemented the site will become a major regional destination sporting and recreational facility, whilst also providing significant environmental amenity along the Salt Pan Creek Corridor.

DETAILED INFORMATION

EXHIBITION SUMMARY

Methodology

The draft Masterplan was on **public exhibition from 10 September to 10 October 2018**. 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
- Mailbox delivery of a project flyers to 1,200 neighbouring properties
- Letters to local State and Federal MPs
- Project posters displayed at Salt Pan Creek and McLaughlin Oval park entry ways and carparks
- Four community drop-in sessions hosted at
 - Riverwood Community Centre (2) - 18 and 19 September 2018
 - Morris lemma Indoor Sports Centre - 18 September 2018
 - Riverwood Wetlands - 26 September 2018

Exhibition Results

Over the exhibition period a **total of 25** submissions were received; 20 through Council's digital community engagement platform 'Have Your Say', and 5 written submissions.

- 15 submissions supported the draft Masterplan;
- 3 submissions did not support the draft Masterplan;
- 7 submissions were unsure / neutral.

17 submissions were from community representatives and 8 submissions were from Government agencies and/ or community/ sporting organisations:

1. AFL NSW
2. Canterbury Baseball Club
3. Cricket NSW
4. NSW Department Of Education
5. NSW Department of Planning and Environment
6. NSW Government Office of Sport
7. Riverwood Public School
8. St George Athletic Club / St George Little Athletics Club.

It should be noted that neither the Canterbury Bankstown Bulldogs nor Sydney Olympic Football Club provided a submission despite both organisations being directly consulted about the Masterplan and future opportunities identified at the site.

Prior to the Masterplan being reported in December 2018, Sydney Olympic representatives approached Council indicating that they were interested in the McLaughlin Oval site and subsequently met with Council on 16 December to further discuss opportunities for football per the exhibited draft Masterplan. Council undertook further geotechnical investigations as part of due diligence, and found that site was not suitable and would be cost-prohibitive for significant building works, including synthetic fields, at McLaughlin Oval due to former landfill operations. At a subsequent meeting held 15 January 2019, it was agreed by both Council and Sydney Olympic that McLaughlin Oval was not a suitable site for consideration as a National Premier League Level 1 (NPL-1) Football facility, and the amended Masterplan retaining Baseball is subsequently being brought to Council for adoption.

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 Salt Pan Creek Reserve, Whitmarsh Reserve and/or McLaughlin Oval? and
- Having viewed the project documentation, do you have any further comments or improvements you would like Council to consider?

Submissions that **supported** the masterplan liked:

- Play areas that will cater for all age groups including the mountain bike track, skate park and shade structures;
- Improved amenities including toilets and water drinking fountains;
- Potential solar and environmental benefits and opportunities;
- The proposed new sporting fields will nurture sport for children and women in the region;
- The educational benefits and opportunities to promote sustainability in the parkland i.e. landfill to solar; and
- The health benefits for the broader community in being able to access a large green space.

Submissions that **did not support** the masterplan identified:

- The loss of a large community passive space and dog exercise area;
- The lack of detail in relation to parking and traffic management for Riverwood post completion;
- The lack of detail in regard to hosting large sporting events at the site e.g. lighting, parking, traffic
- The plan's lack of detail for security at the site and when hosting events;
- The historical use of the site and the unlikely outcome that it can be transformed to be a healthy green community place; and
- The loss of amenity for the community living near the site i.e. parking, traffic and security when living near a large regional attraction/ parkland

The key messages from submissions that identified themselves as **unsure/neutral** about the masterplan were:

- The lack of detail (post construction) about parking and traffic management and, community safety at and near the site;
- Concerned about the limited/restricted access points to the park Riverwood and the challenge this will place on the Riverwood road network i.e. out of region visitors to the Park;
- The loss of a large currently low managed community green space that delivers a variety of uses for residents currently i.e. people and dog exercise, remote toy cars, cycling;
- The lack of provision of more community gardens in the masterplan; and
- The lack of firm funding and timeframes for the proposed upgrade

Key messages from the Government Agencies and Sporting organisation lodging submissions were:

- The objectives and outcomes of the masterplan are aligned with State government visioning for south west Sydney;
- The proposed new sporting facilities will benefit the local community and nurture sporting codes growth in south west Sydney (particularly women and children); and
- This project offers a unique opportunity to strengthen links between government, community, park users and the school in Riverwood and a request that further consideration be given to Masterplans wetland proposal at Kentucky Reserve.

A full report summary (dated 29 October 2018) is included as Attachment A.

A table of the submissions and Council's responses are contained within Attachment B.

MASTERPLAN REFINEMENT

Changes to the Masterplan:

In response to the submissions the following changes have been made to the masterplan:

- Included statements as requested by the Department of Education (pp.4, 8, 16, 39). These statements are broad and over-arching, but reflect the principles of collaborative planning as the Masterplan is implemented, and as such are supported. The statements can be found in the Submissions (Attachment B) to this report.
- Concept options for McLaughlin (pp.52, 53, 54) included 4 possible configurations which reflected NPL-1 Football Options (Figure 5.13 Preferred Option, 5.15 Stadium to the North With Parking Variations Alternative A and Alternative B, and 5.16 Minimal Change). As Council is not pursuing the introduction of an NPL-1 Football Facility at this site, this section was removed. The Executive Summary (pp. 10 – 11) has been modified to reflect this.
- Removed specific statements around Solar Farm outcomes within the Executive Summary (p. 11) as these are subject to further detailed studies.
- Attachment A: Order Of Costs (pp.70-71). This was updated to reflect above changes and correct typographical errors.

- Other responses to the Masterplan included specific concerns such as Security, Parking, Access, Toilets, Seating and Walking amenities, Planting and Environmental concerns, which will be addressed during the detail design stages.
- The two generic sporting 'pads' indicated on Salt Pan Creek Reserve are indicative only, and the decision around allocation of sporting codes will be determined pending the outcomes of Council's Sporting and Recreational Needs Strategy currently in development and due to Council mid-2019.

MOVING FORWARD

The Salt Pan Creek Masterplan sets the future direction for the next 20 years of open space recreational and sporting uses for the site and is a long-term proposal to inform the future landform of the former landfill site. Initial findings show landfill in Saltpan, McLaughlin and Whitmarsh Reserves. The depth of landfill renders the sites unsuitable for significant building works, including synthetic fields. Council is currently undertaking detailed investigations regarding the closure, capping and leachate and methane gas management based on the proposed Masterplan.

This report recommends Council adopt the Masterplan, noting that the current and future use for the McLaughlin Oval be retained for Baseball, and that the fields be maintained and improved to function as a District Level Facility. Council will undertake further consultation with Baseball NSW and consider the upgrade of Field 2 to allow for Junior Baseball, and ensure the upgrade supports broader, more flexible use when required such as casual park use, Oztag or similar.

Service and Operational Matters - 26 February 2019

ITEM 8.2 Wiley Park and Stevens Reserve Intersections

AUTHOR City Future

PURPOSE AND BACKGROUND

The purpose of this report is to seek Council's approval to enter into negotiations with Roads and Maritime Services (RMS) for compensation for the loss of land and 22 trees from the Critically Endangered Ecological Community bushland at Wiley Park and the loss of open space at Stevens Reserve. RMS are currently in the process of compulsory acquiring land for road widening purposes under the 'Pinch Point Program' at both sites. The draft landscape plan for Wiley Park (Attachment A) and the site plan for Stevens Reserve (Attachment B) provide further detail.

ISSUE

Council staff have previously made representations to RMS and put forward alternatives to prevent the loss of significant trees and open space. This includes representations to the Minister for Roads, Shadow Minister for Roads and Member for Lakemba. Despite these attempts to have these projects re-designed or discontinued, RMS has continued with the projects.

In order to obtain the maximum compensation and / or public benefit it is proposed that Council enter into negotiations.

RECOMMENDATION That -

1. Council note that objections to the proposal have been made by Council and representations have been made to Roads and Maritime Service, Minister for Roads.
2. Council negotiate compensation with the Roads and Maritime Service for the loss of Critically Endangered Ecological Community bushland at Wiley Park and open space at Stevens Reserve.

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

- A. Roads and Maritime Services Draft Landscape Plan - Wiley Park
- B. Roads and Maritime Services Draft Site Plan - Stevens Reserve
- C. Mayoral Minute - July 2018
- D. Mayoral Minute - October 2018

POLICY IMPACT

The RMS projects are inconsistent with -

- The state government's Sydenham to Bankstown Urban Renewal Corridor Strategy which requires additional open space
- Canterbury Open Space Strategy and Bankstown Open Space Strategy
- Canterbury Council's operational biodiversity strategy which requires retention of critically endangered ecological communities.

FINANCIAL IMPACT

The expenses incurred as part of negotiations for compensation will be funded from operational budgets.

COMMUNITY IMPACT

The community will be impacted by the loss of open space, loss of community land and loss of part of an ecologically endangered community. Negotiating compensation with the RMS could deliver a better outcome for the community than is currently being proposed.

DETAILED INFORMATION

Roads and Maritime Services (RMS) are proposing to undertake two projects under the 'Pinch Point Program' to improve traffic flow at key congestion points in the City.

Proposed intersection works at Wiley Park (corner Canterbury and King Georges Roads) will result in the loss of 22 trees from the Critically Endangered Ecological Community bushland and loss of approximately 290 square metres of community land. Planned works as part of the three stage Stacey Street widening project require RMS to compulsorily acquire approximately 208 square metres of Stevens Reserve (corner Stacey and Stanley Street).

With a lack of open space in our City, both of these projects have the potential to adversely impact access to these valuable community assets.

With this in mind, Council staff have had ongoing discussions with RMS and have put forward various options to prevent the loss of significant trees and open space. Following previous resolutions of Council (Attachment C and D), representations have also been made to the Minister for Roads, Shadow Minister for Roads and Member for Lakemba. Despite these attempts to have the project re-designed or discontinued, RMS has continued with the projects as planned and has commenced compulsory acquisition processes.

This leaves Council with a requirement to commence negotiations for compensation, including by way of restoration works for the Critically Endangered Ecological Community.

Council has taken steps to educate the community about the project, alerting them to this proposed project and its impacts through the local media. Council is concerned there is little information available to the community on the RMS Project Page regarding the real loss of trees and Critically Endangered Ecological Community bushland that will occur at Wiley Park. There is also limited information available on the loss of open space at Stevens Reserve.

Further, the Roads and Maritime Service Project page indicates that the project has been developed in collaboration with Council. Council has consistently held the position that the loss of open space, trees and Critically Endangered Ecological Community is unacceptable.

It should be noted that Council is currently developing a Masterplan for Wiley Park that will be brought to Council imminently. Protection and restoration of the ecological values of Wiley Park is a key principle adopted by Council in developing the draft Masterplan and this strongly supported by the local community.

While Council has no mechanism to stop the compulsory acquisition, there is the possibility of obtaining some form of additional compensation (e.g. funding of other improvements to both parks). Therefore, it is recommended that Council identify possible improvement works and land valuation and enter into negotiation for compensation with RMS.

Service and Operational Matters - 26 February 2019

ITEM 8.3 Ramadan Nights

AUTHOR City Future

PURPOSE AND BACKGROUND

At the Ordinary Council meeting held on the 24 July 2018, it was resolved that Ramadan should be developed as one of the City of Canterbury Bankstown's signature events. Since then Council and the Ramadan Reference Group have been meeting to discuss improvement for the 2019 event.

ISSUE

Following community engagement and discussion with the Ramadan Reference Group a new name has been proposed for the event – Ramadan Nights - Lakemba.

Council's current fees and charges for operating a street stall at Ramadan in Lakemba are set at \$1,000 (incl. GST). In order to deliver this signature event and continue to manage the impacts of the activities in Lakemba this report suggests a fee increase. The increase will assist in covering some of the costs associated with the street lighting and the safe food handling kit.

RECOMMENDATION That -

1. Council note the improvements to the Ramadan Signature Event.
2. Council adopt in principle the increase for the cost of the Ramadan Street stall application fee from \$1,000 to \$2,250 to deliver the required improvements.
3. Council exhibit the amended application fee for the cost of a street stall application for a period of 28 days in accordance with the Local Government act 1993, and a further report be submitted to Council following the exhibition period.

ATTACHMENTS

Nil

POLICY IMPACT

The adoption by Council of the recommendations contained within this report will require a change to the fees and charges.

FINANCIAL IMPACT

It is estimated that the income received from the current street stall application fee will be approximately \$80,000.

This is estimated income based on 2018 applications. With the fee increase, the estimated income would be \$150,000 assisting in enabling enhancements and reinvestment into the signature event with the increasing cost to council.

COMMUNITY IMPACT

Council has worked with local businesses, the police and fire brigade to develop a unique approach that supports local business vitality, ensures public safety, and protects public infrastructure during the Ramadan festivities. Businesses may obtain approval from council to set up a street stall in Lakemba Town Centre, to sell food and drink or other goods during Ramadan. They must abide by strict conditions. Council's food safety and enforcement officers undertake additional patrols in Lakemba during Ramadan to ensure stall holders meet the conditions of their approval. Local police also work with Council officers to patrol the Town Centre during this period.

The approach has been very successful, with hundreds and thousands of people from all over Sydney coming to Lakemba during Ramadan to sample the great food on offer, and local businesses significantly benefiting from this influx. At the same time community safety has been greatly improved, and complaints from local residents have reduced to a fraction of what they were previously.

DETAILED INFORMATION

In 2018 the night-time activity over the 30 days of Ramadan attracted over 250,000 visitors, and value added \$5 million and 40 long term jobs to the local economy.

Furthermore Lakemba is transformed into a vibrant Bazaar like atmosphere offering a unique destination to experience Ramadan in Australia leading to positive exposure from local and national press.

In 2018, 67 stalls were approved to use the footway and trade until 3am during the month of Ramadan.

Increased foot traffic and extended trading hours has naturally increased commercial and street litter as well adding huge pressure on public infrastructure resulting in the following actions by council to manage these issues:

- Daily patrolling of the town Centre was conducted by six to eight Council Compliance Officers until midnight each night
- 100 bins placed along Haldon Street.
- Daily street cleansing conducted from 4am.
- A waste truck onsite to allow bins to be emptied at any time throughout the day or evening.
- Cleaners operating during the event evenings
- Environmental Health Officers conducted inspections to ensure safe food handling practices are exercised by the food vendors.
- All stallholders attended compulsory Safe Food Handling workshop conducted by council compliance staff, prior to receiving their stall permits
- Road closures on the Saturday nights of Ramadan.
- Temporary Toilets
- Professional First aid

Council's involvement in Ramadan 2018 has had positive impacts including:

- A reduction to zero of reports of unauthorized street stalls in Belfield, Punchbowl and Greenacre Town centers.
- General complaints to council dropping from over 100 in 2013 to just 2 in 2018.
- Zero reports of incident reported by Police, Security and first aid services operating at the event.

Additional items for Ramadan 2019 currently be investigated following discussions with the Ramadan Reference Group that will incur additional expenses include:

- Increased Street lighting in Haldon street to raise pedestrian safety
- A Park and ride service
- The issuing to each stall holder a Safe Food Handling Kit containing: a 250ml spray degreaser, a grease mat, a food safety hand sanitiser, a wash basin, hand towels and food grade gloves at a total cost of \$250.
- Possible additional road closures
- Possible entertainment options during road closure nights

- Additional event collateral linked to the branding of the event

To cover some of these additional costs it is recommended that an increase to the Ramadan street stall application fee from \$1,000 to \$2,250 (incl. GST). Changes to cost structure are calculated with a goal of cost recovery not income generation.

In addition, Council seeks to solidify Ramadan in Lakemba in the wider public, conscious as other councils are looking to replicate its success. As a signature event for the city it is important that it has its own identity. As a result various branding of the event were tested with the community through social media and an online poll. The result of this resulted in a clear preference for the name *Ramadan Nights - Lakemba*. This was endorsed by the Ramadan Reference Group. This will be used on all future marketing and promotion material.

9 COMMITTEE REPORTS

The following items are submitted for consideration -

- | | | |
|-----|---|-----|
| 9.1 | Minutes of the Health & Recreation Advisory Committee Meeting held on
3 December 2018 | 107 |
| 9.2 | Minutes of the Audit, Risk and Improvement Committee Meeting held on
12 September 2018 | 109 |
| 9.3 | Minutes of the Traffic Committee Meeting Held on 12 February 2019 | 111 |

Committee Reports - 26 February 2019

ITEM 9.1 Minutes of the Health & Recreation Advisory Committee Meeting held on 3 December 2018

AUTHOR Corporate

PURPOSE AND BACKGROUND

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

Attached are the minutes of the Health & Recreation Advisory Committee meeting held on 3 December 2018. Also attached are the minutes of the Reference Groups that report to this Advisory Committee.

ISSUE

Recommendations of the Health & Recreation Advisory Committee meeting.

RECOMMENDATION

That the minutes of the Health & Recreation Advisory Committee meeting held on 3 December 2018, be adopted.

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

- A. Minutes of the Health & Recreation Advisory Committee meeting held on 3 December 2018
- B. Minutes of the Recreation & Leisure Reference Group meeting held on 16 July 2018
- C. Minutes of the Sporting Associations Reference Group meeting held on 20 August 2018

POLICY IMPACT

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

FINANCIAL IMPACT

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

COMMUNITY IMPACT

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

Committee Reports - 26 February 2019

ITEM 9.2 Minutes of the Audit, Risk and Improvement Committee Meeting held on 12 September 2018

AUTHOR Corporate

PURPOSE AND BACKGROUND

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

ISSUE

Recommendations of the Audit, Risk and Improvement Committee.

RECOMMENDATION

That the recommendations contained in the minutes of the Audit, Risk and Improvement Committee meeting held on 12 September 2018, be adopted.

ATTACHMENTS [Click here for attachment](#)

- A. Minutes of the Audit, Risk and Improvement Committee meeting held on 12 September 2018

POLICY IMPACT

There is no policy impact.

FINANCIAL IMPACT

There is no financial impact.

COMMUNITY IMPACT

There is no community impact.

Committee Reports - 26 February 2019

ITEM 9.3 Minutes of the Traffic Committee Meeting Held on 12 February 2019

AUTHOR Operations

PURPOSE AND BACKGROUND

Attached are the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 12 February 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 12 February 2019, be adopted.

ATTACHMENTS [Click here for attachment](#)

A. Minutes of the Traffic Committee Meeting Held on 12 February 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 Notices of Motion and Questions With Notice	115
10.2 Public Toilets	117
10.3 Traffic Review - Potts Hill	119
10.4 Community Reuse Facility	121
10.5 On-Street Parking Line Marking	123
10.6 Shoalhaven Resource Recovery Facility	125
10.7 World's Greatest Shave	127

Notice of Motions & Questions With Notice - 26 February 2019

ITEM 10.1 **Notices of Motion and Questions With Notice**

AUTHOR **Office of the General Manager**

ISSUE

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

RECOMMENDATION

That the information be noted.

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

- A. Notice of Motion Table
- B. Correspondence received in response to Notices of Motion
- C. Questions with Notice Table

Notice of Motions & Questions With Notice - 26 February 2019

ITEM 10.2 Public Toilets

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

“That Council engages with NSW Police and Transport for NSW on the future provision of public toilets along the T3 Bankstown Line within the LGA.”

BACKGROUND

I have recently had a number of residents contact me, concerned at the toilets adjoining various railway stations being locked permanently.

I understand that these public toilets, which are predominantly on railway owned and controlled land, were closed at the request of NSW Police for a range of reasons.

Some years have now passed since these requests were acted upon and I feel it is appropriate to re-engage with the NSW Police and Transport for NSW to determine what it is they are planning to do with respect to the provision of public toilets along the T3 Bankstown Line, within our LGA.

Notice of Motions & Questions With Notice - 26 February 2019

ITEM 10.3 Traffic Review - Potts Hill

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

“That Council investigate and review traffic management within Potts Hill and prepare a report on the findings of this review for the Local Traffic Committee.”

BACKGROUND

Potts Hill is the newest suburb in our City and I believe that it is now appropriate to review the behaviour and management of traffic within and through the suburb.

As it has developed and its residents and neighbours have become familiar with the suburb, the emergence of issues such as rat-runs, anti-social driver behaviour and unforeseen conflicts have now proceeded to the point where residents are concerned for their wellbeing.

I am asking that Council undertake a review of traffic management within Potts Hill, investigating, among other things, these rat-runs, speeding and anti-social driver behaviour and parking and that this be reported to the Local Traffic Committee.

Notice of Motions & Questions With Notice - 26 February 2019

ITEM 10.4 Community Reuse Facility

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

“That Council investigates opportunities for establishing a re-use facility as part of the future of Kelso Tip to encourage the community to pass on good quality household items they no longer require for others to re-use, rather than going to landfill.”

BACKGROUND

During the recent anti-dumping campaign I was struck by the number of good quality and reusable items that were being disposed of by residents and ending up in landfill. There is so much that could be reused rather than thrown out.

Every usable item that ends up in the rubbish represents a waste of resources and costs Council to collect and dispose of. Additionally, it means people in need are unable to make use of these items.

I acknowledge that Council recently joined with the Bower to offer pick up and re-homing service for usable items and that the new processing contract for the Clean Up and illegal dumping services will divert significantly more material into recycling than happens currently.

However I also see an opportunity for Council to establish its own re-use facility which will assist more residents to divert good quality items away from landfill and back into use.

Notice of Motions & Questions With Notice - 26 February 2019

ITEM 10.5 On-Street Parking Line Marking

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

“That Council investigate and prepare a report for the Local Traffic Committee on the use of line marking to denote car park bays for on-street parallel parking.”

BACKGROUND

Car parking is vital to our small businesses and town centres and there always appears to be a shortage. Compounding this is careless, unknowing or irresponsible car parking practices that result in inefficient use of on-street space for cars that are parked parallel.

I am asking that the use of line marking to denote car park bays for on-street, parallel parking be investigated by Council and a report prepared for the Local Traffic Committee, following Council’s usual process.

Notice of Motions & Questions With Notice - 26 February 2019

ITEM 10.6 Shoalhaven Resource Recovery Facility

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

“That Council monitors the delivery and effectiveness of the Shoalhaven Resource Recovery Facility (West Nowra) and consider this type of technology as part of its future review of waste disposal when the current contract comes to an end.”

BACKGROUND

Shoalhaven Council announced on 22 January it has contracted the Bioelektra company to design, construct and operate a waste processing facility treating Shoalhaven’s red-lid garbage bin content.

This new processing facility will be constructed on Shoalhaven Council-owned land, adjacent to the current West Nowra landfill site. Works will commence later in 2019 with the facility expected to be fully operational some time in 2021.

The Process

Mixed waste is fed into enclosed vessels where steam is used to sterilise and degrade the organics (“autoclaving”). This also makes organics separate more easily from other materials. The treated waste is then separated and sorted into recyclable materials using sieves and other technologies. Recovered organics are suitable as a soil conditioner. The process requires a reliable source of water, and relies on natural gas for generating steam.

Shoalhaven Council provides only a red-lid garbage and yellow-lid recycling bin for its residential waste. Unlike CB City, it does not provide a green-lid garden organics bin, and strategically wanted to process organic material direct from the red-lid garbage bin.

Current issues of concern regarding the process

The NSW EPA announced that from 26 October 2018 organic material recovered from red-lid mixed waste bins could no longer be used for agricultural use or mine-site rehabilitation. The EPA is now reviewing controls, but not expected to make any direction for 12 months. This may mean that any food or garden waste recovered using the Bioelektra process may not be recycled as a soil conditioner, and would need to be landfilled. A processing facility at Coffs

Harbour also using autoclaving currently cannot recycle the organic material, and is landfilling this component.

Application to Canterbury-Bankstown Council

Council sought waste processing options as part of its recent General Waste Tender for the red-lid garbage bin contents, with the condition that any such facility be operational before March 2019. Companies such as Bioelektra without an operational facility would not have been able to tender.

Council accepted a Tender for landfilling of its red-lid garbage bin material in December, owing to limited waste processing responses. This contract will run for only 5 years until 2024.

In accepting this as an interim solution, Council also committed to seek a waste processing solution future for the red-lid bin contents, and the Shoalhaven facility development will be closely monitored for suitability. If the process meets performance expectations, it will be considered as part of a tender request to market.

Notice of Motions & Questions With Notice - 26 February 2019

ITEM 10.7 World's Greatest Shave

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

“Council donates \$1,500 to the Leukaemia Foundation on behalf of those staff taking part in the World’s Greatest Shave.”

BACKGROUND

Every 41 minutes an Australian is diagnosed with leukaemia, lymphoma or myeloma – all types of blood cancer. These cancers and their related disorders can develop in anyone, of any age, at any time.

Research is always progressing, but for the more than 60,000 Australians currently living with a blood cancer, the prognosis is one that usually involved aggressive and long treatment. For our fellow Australians in rural and regional areas, it often involves extended time away from home, or relocating altogether. And even then, blood cancer will claim more lives than breast cancer or melanoma.

This year the World’s Greatest Shave will celebrate its coming of age as it turns 21 years old. I understand staff across our organisation will be shaving or colouring their hair, supported by proud family, friends and colleagues. I think it is only fitting that we also support them as they support this worthy cause.

11 QUESTIONS FOR NEXT MEETING

12 CONFIDENTIAL SESSION

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