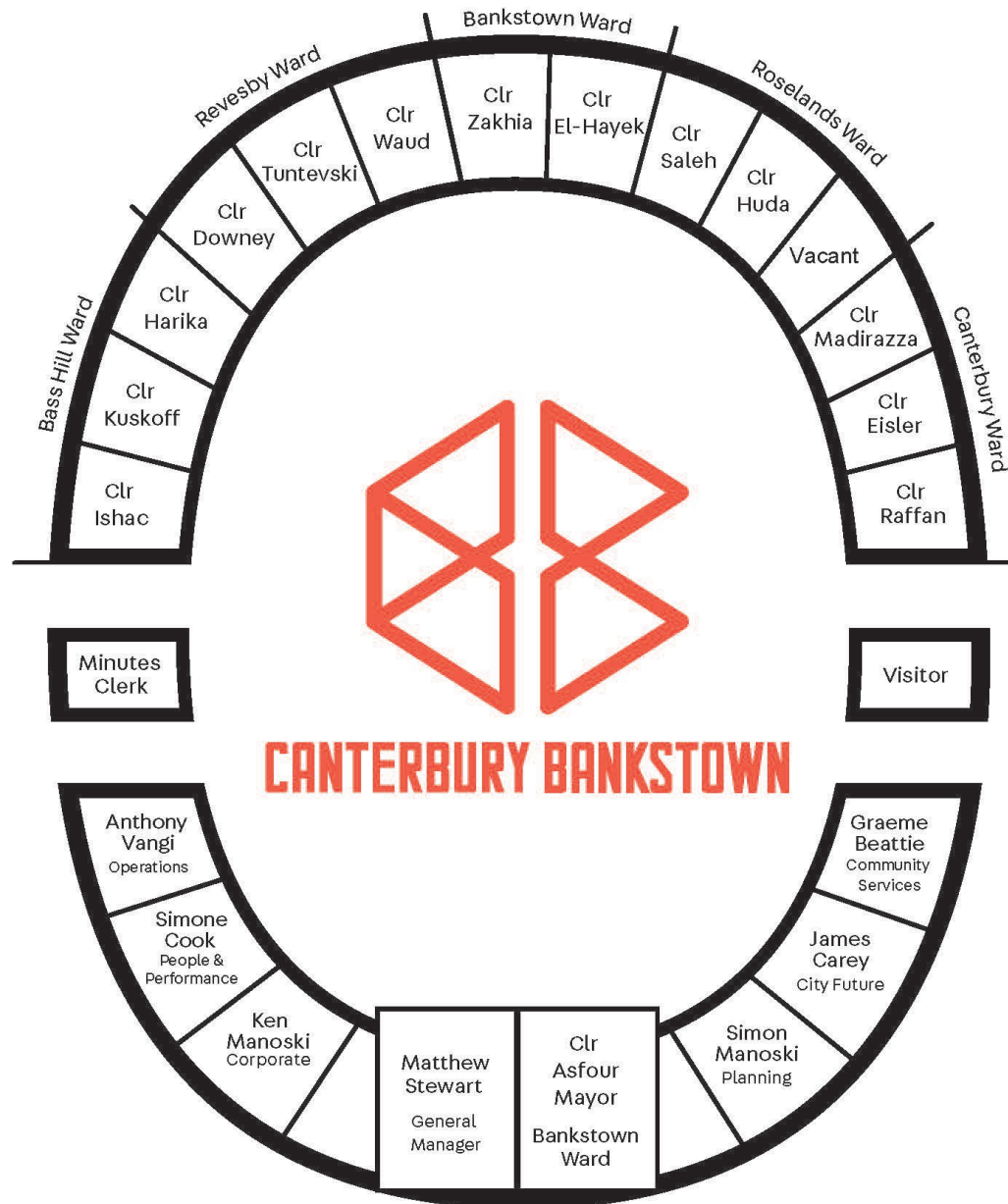




AGENDA FOR THE ORDINARY MEETING

23 June 2020

Gallery



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1 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The following minutes are submitted for confirmation -

1.1	Minutes of the Ordinary Meeting of Council of 26 May 2020	7
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CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 26 MAY 2020

**PRESENT IN COUNCIL
CHAMBERS:**

His Worship the Mayor, Councillor Asfour
Councillors El-Hayek, Ishac, Waud, Downey, Saleh, Madirazza, Harika,
Tuntevski

**PRESENT BY AUDIO
VISUAL LINK:**

Councillors Raffan, Zakhia, Eisler, Huda, Kuskoff

APOLOGIES

Nil

HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.02 PM.

At THIS STAGE HIS WORSHIP THE MAYOR ACKNOWLEDGED THE 40 YEAR ANNIVERSARY OF THE PROCLAMATION OF THE MUNICIPALITY OF BANKSTOWN AS A CITY BY HER MAJESTY THE QUEEN.

ACKNOWLEDGEMENT OF COUNTRY

THE MAYOR, ACKNOWLEDGED THE TRADITIONAL OWNERS OF THE LAND WHERE WE ARE MEETING TODAY THE DARUG (DARAG, DHARUG, DARUK AND DHARUK) AND THE EORA PEOPLES, AND PAID RESPECT TO THEIR ANCIENT CULTURE AND THEIR ELDERS PAST AND PRESENT.

REF:

CONFIRMATION OF MINUTES

(929)

CLR. DOWNEY:/CLR. RAFFAN

RESOLVED that the minutes of the Ordinary Council Meeting held on 28 April 2020 be adopted.

- CARRIED

SECTION 2:

LEAVE OF ABSENCE

Nil

SECTION 3:

DECLARATIONS OF PECUNIARY INTEREST OR NON-PECUNIARY CONFLICT OF INTEREST

In respect of Item 5.2 – Planning Proposal for 20-21 Boorea Avenue, Lakemba, Clr El-Hayek declared a significant, Non Pecuniary Conflict of Interest with respect to his sport coaching activities and indicated he would vacate the Chamber taking no part in debate.

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SECTION 4: MAYORAL MINUTES

ITEM 4.1 STRONGER COMMUNITIES FUND: RORTED

CLR RAFFAN TEMPORARILY RETIRED FROM THE MEETING AT 6.12 PM AND RETURNED AT 6.14 PM.

(930) CLR. ASFOUR

RESOLVED that

1. Council note that Canterbury Bankstown Council received no funding in the second round of Stronger Communities Grant funding.
2. Council promotes and strongly urges our residents to sign a petition to be forwarded to the Premier for New South Wales requesting that Canterbury Bankstown Council as the biggest LGA in NSW receives its fair share of the Stronger Communities Grant funding.

- CARRIED

ITEM 4.2 THANK U CAMPAIGN

CLR RAFFRAN TEMPORARILY RETIRED FROM THE MEETING AT 6.33 PM.

(931) CLR. ASFOUR

RESOLVED that Council endorse the "FROM ME TO YOU" campaign which says THANK YOU to residents for keeping the number of Covid-19 cases low through their diligence and the sacrifices they are making every day and are continuing to make.

- CARRIED

ITEM 4.3 SUPPORT FOR SPORTING ORGANISATIONS

CLR RAFFAN RETURNED TO THE MEETING AT 6.35 PM.

(932) CLR. ASFOUR

RESOLVED that Council write to the Premier of NSW and the relevant Ministers to provide additional funding to support grassroots sporting associations and sporting clubs.

- CARRIED

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ITEM 4.4 **REZONING CANTERBURY BOWLING CLUB BACK TO OPEN SPACE**
(933) **CLR. ASFOUR**

RESOLVED that Council

1. Immediately commence the preparation of and submit a planning proposal to rezone 15 Close St Canterbury to RE1 Public Recreation, remove the height of building control, remove the floor space ratio control, and delete the site specific clause which applies to the land to align the planning controls with other land zoned for open space throughout the city.
2. The General Manager also review the work undertaken as part of the comprehensive LEP to determine whether there is any avenue to have 15 Close St Canterbury rezoned now as part of the current city wide planning proposal.
- CARRIED

ITEM 4.5 **LOCAL COMMUNITY BASED DONATIONS**
(934) **CLR. ASFOUR**

RESOLVED that

1. Council support the request from Canterbury Earlwood Caring Association and waive the fee of \$42 for the use of Earlwood Senior Citizens Centre for their fundraiser to Support Bushfire Victims.
2. These funds to be made available from Council's Community Grants and Events Sponsorship budget.
- CARRIED

SECTION 5: **PLANNING MATTERS**

ITEM 5.1 **DRAFT AMENDMENTS TO THE PLANNING AGREEMENT FOR THE FORMER**
(935) **RIVERLANDS GOLF COURSE SITE IN MILPERRA**
CLR. WAUD:/CLR. ISHAC

RESOLVED that

1. Council exhibit the draft Deed of Variation and the Explanatory Note to the Planning Agreement for the former Riverlands Golf Course site (56 Prescott Parade, Milperra) as shown in Attachment A.

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2. The matter be reported to Council following the exhibition including a submissions report addressing any submissions received during the exhibition period.

- CARRIED

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

Against:- Clr Tuntevski

ITEM 5.2 PLANNING PROPOSAL FOR 20-21 BOOREA AVENUE, LAKEMBA

IN RESPECT OF ITEM 5.2 – PLANNING PROPOSAL FOR 20-21 BOOREA AVENUE, LAKEMBA, CLR EL-HAYEK DECLARED A SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST WITH RESPECT TO HIS SPORT COACHING ACTIVITIES AND VACATED THE CHAMBER TAKING NO PART IN DEBATE.

CLR EL-HAYEK TEMPORARILY RETIRED FROM THE MEETING AT 6.50 PM.

(936) CLR. SALEH:/CLR. MADIRAZZA

RESOLVED that

1. Council adopt the planning proposal as shown in Attachment A and that it be referred to the NSW Department of Planning, Infrastructure and Environment for finalisation.
2. Council prepare an amendment to Bankstown Development Control Plan 2015 to apply appropriate site-specific controls on the subject site.
3. The draft DCP is placed on public exhibition for a minimum of 28 days.
4. Council receive and consider a further report on the outcomes of the DCP exhibition.

- CARRIED

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

Against:- Nil

CLR EL-HAYEK RETURNED TO THE MEETING AT 6.51 PM.

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ITEM 5.3 **APPLICATION TO AMEND THE CANTERBURY LOCAL ENVIRONMENT PLAN 2012:**
165-169 HOLDEN STREET, ASHBURY (ASHFIELD RESERVOIR)

(937) **CLR. DOWNEY:/CLR. EISLER**

RESOLVED that

1. Council prepare and submit a planning proposal to the Department of Planning, Industry and Environment to seek a Gateway Determination with a reduced area and no lot size control as outlined in this report.
2. Additional studies be undertaken following a Gateway Determination and prior to exhibition including a draft site specific Development Control Plan (DCP), Statement of Suitability of Proposed Uses and Planning Agreement for the accessway and Affordable Housing contribution as outlined in this report.
3. Council seek authority from the Department of Planning, Industry and Environment to exercise delegation in relation to the plan making functions under section 3.36(2) of the Environmental Planning and Assessment Act 1979.
4. Subject to the issue of a Gateway Determination, Council exhibit the planning proposal.
5. Council prepare and concurrently exhibit DCP Amendments to support the planning proposal, and the matter be reported to Council following the exhibition.

- CARRIED

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

Against:- Clr Raffan

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ITEM 5.4 **REPORT ON COUNCIL'S PERFORMANCE IN THE ASSESSMENT OF DEVELOPMENT APPLICATIONS, CLAUSE 4.6 VARIATIONS APPROVED IN THE THIRD QUARTER OF THE 2019/20 FINANCIAL YEAR, AND PLANNING RELATED LEGAL APPEALS**

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

RESOLVED that the report be noted.

- CARRIED

SECTION 6: **POLICY MATTERS**

Nil

SECTION 7: **GOVERNANCE AND ADMINISTRATION MATTERS**

PUBLIC ADDRESS

(939) **CLR. DOWNEY:/CLR. HARIKA**

RESOLVED that permission be granted to those people who have made the necessary application to address Council for five minutes.

- CARRIED

ITEM 7.1 **PROPERTY MATTER - 15 CLOSE STREET, CANTERBURY**

MS BARBARA COOREY (RESIDENT) ADDRESSED COUNCIL.

(940) **CLR. DOWNEY:/CLR. HARIKA**

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

- CARRIED

MS JANE HUNTER (RESIDENT) ADDRESSED COUNCIL.

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

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

- CARRIED

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(942)

CLR. RAFFAN:/CLR. EISLER

RESOLVED that

1. Council note the compulsory acquisition of 15 Close Street by Sydney Metro.
2. Council agrees for the General Manager to negotiate the final terms of the Agreement and work with the Theatre Guild to relocate them to a new facility.
3. The General Manager not enter into the Agreement until a further report is submitted outlining Sydney Metro's use of the site, options to minimise impacts on surrounding residents such as traffic, noise and lighting spill, their proposed community consultation, and other site options considered, including industrial land.

- CARRIED

ITEM 7.2

CASH AND INVESTMENT REPORT AS AT 30 APRIL 2020

(943)

CLR. MADIRAZZA:/CLR. DOWNEY

RESOLVED that

1. The Cash and Investment Report as at 30 April 2020 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

- CARRIED

SECTION 8:

SERVICE AND OPERATIONAL MATTERS

ITEM 8.1

REVESBY COMMUTER CARPARK

CLRS HUDA AND EISLER TEMPORARILY RETIRED FROM THE MEETING AT 7.33 PM AND RETURNED AT 7.35 PM.

(944)

CLR. TUNTEVSKI:/CLR. DOWNEY

RESOLVED that Council proceed with negotiations with Transport for NSW and the matter be reported back to Council for consideration.

- CARRIED

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SECTION 9: COMMITTEE REPORTS

ITEM 9.1 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 12 MAY 2020
(945) CLR. HARIKA:/CLR. ISHAC

RESOLVED that the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 12 May 2020, be adopted.

- CARRIED

SECTION 10: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

ITEM 10.1 NOTICE OF MOTIONS
(946) CLR. HARIKA:/CLR. ISHAC

RESOLVED that the information be noted.

- CARRIED

ITEM 10.2 UWS MILPERRA

CLR MADIRAZZA TEMPORARILY RETIRED FROM THE MEETING AT 7.38 PM AND RETURNED AT 7.40 PM.

(947) CLR. TUNTEVSKI:/CLR. DOWNEY

RESOLVED that Council once again writes to the NSW Education Minister seeking her support for the NSW Government acquiring the UWS Milperra site for educational purposes such as a future state of the art secondary school.

- CARRIED

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ITEM 10.3 ILLEGAL ANIMAL PRODUCTS

CLR WAUD TEMPORARILY RETIRED FROM THE MEETING AT 7.41 PM.

(948) CLR. RAFFAN:/CLR. HARIKA

RESOLVED that Council:

1. Investigate amending event and market application forms and guidelines to prohibit the sale of fur and other exotic animal products on Council property in-line with national conservation and biodiversity protection legislation;
2. Actively enables residents and businesses to report the sale of suspected illegal animal products;
3. Council writes to the Minister for Home Affairs, the Hon. Peter Dutton supporting the call for the introduction of random forensic testing of imported fake fur products to assess how widespread this practice is; and
4. Council writes to the NSW Minister for Better Regulation and Innovation, to support the request for the establishment of a fur task force to assess the size and impact of the practice of illegal fur labelling.

- CARRIED

ITEM 10.4 FLEXIBLE WORKING SPACES

CLR WAUD RETURNED TO THE MEETING AT 7.45 PM.

(949) CLR. HARIKA:/CLR. MADIRAZZA

RESOLVED that Council investigate how Council's existing facilities, such as our libraries, community centres and/or the current Canterbury Bankstown Business Advisory space, provide flexible working spaces for public and private sector employees.

- CARRIED

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ITEM 10.5 SUPPORT FOR MICRO-BUSINESSES

(950) CLR. EL-HAYEK:/CLR. TUNTEVSKI

RESOLVED that Council write to the NSW Government, calling for more support for home-based and micro-businesses with annual turnover of less than \$75,000, in response to COVID-19.

- CARRIED

ITEM 10.6 DRIVE-IN CINEMA

(951) CLR. TUNTEVSKI:/CLR. MADIRAZZA

RESOLVED that Council investigate establishing a pop-up Drive-in Cinema within the City of Canterbury-Bankstown.

- CARRIED

ITEM 10.7 INSTALLATION OF NEPALESE PLAQUE

(952) CLR. RAFFAN:/CLR. EISLER

RESOLVED that Council support the installation of a plaque/sign in Gough Whitlam Park to recognise the valuable contribution of the Nepalese community in our City.

- CARRIED

ITEM 10.8 CONDOLENCE MOTION - JACK MUNDEY AO

(953) CLR. EISLER:/CLR. ISHAC

RESOLVED that Council, in honour of the life and contribution made by Jack Munday AO

1. Investigates a suitable park or green space, preferably in or near Croydon Park to be renamed Jack Munday/Green Bans Park, supported by photo and history signage at the location, and

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2. Establish the “Jack Munday Environment and Heritage Award for Australia Day (for groups and individuals to be eligible).

- CARRIED

ITEM 10.9

HOUSING TARGET UPDATE

MOTION

CLR. WAUD:/CLR. ZAKHIA

That Council receives a briefing on the housing targets for Canterbury Bankstown Council and in particular that briefing address:

- a. What are the Greater Sydney Commission’s housing targets set at in the South District Plan?
- b. When are they to be achieved by?
- c. How much of that target has already been achieved?
- d. How we intend to achieve the target set by the Greater Sydney Commission?
- e. What is Councils current view on the target set by the Greater Sydney Commission?
- f. The breakdown on the types of dwellings that the total number may be made up of eg; duplexes, unit or homes.

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

That Council receives a briefing and a report on the housing targets for Canterbury Bankstown Council and in particular that briefing address:

- a. What are the Greater Sydney Commission’s housing targets set at in the South District Plan?
- b. When are they to be achieved by?
- c. How much of that target has already been achieved?
- d. How we intend to achieve the target set by the Greater Sydney Commission?
- e. What is Councils current view on the target set by the Greater Sydney Commission?
- f. The breakdown on the types of dwellings that the total number may be made up of eg; duplexes, unit or homes.

CLR WAUD AND CLR ZAKHIA ACCEPTED CLR TUNTEVSKI’S AMENDMENT BE INCLUDED IN THE MOTION.

(954)

CLR. WAUD:/CLR. ZAKHIA

RESOLVED that Council receives a briefing and a report on the housing targets for Canterbury Bankstown Council and in particular that briefing address:

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- a. What are the Greater Sydney Commission's housing targets set at in the South District Plan?
- b. When are they to be achieved by?
- c. How much of that target has already been achieved?
- d. How we intend to achieve the target set by the Greater Sydney Commission?
- e. What is Councils current view on the target set by the Greater Sydney Commission?
- f. The breakdown on the types of dwellings that the total number may be made up of eg; duplexes, unit or homes.

- CARRIED

ITEM 10.10
(955)

HERO'S HILL

CLR. WAUD:/CLR. ISHAC

RESOLVED that Council investigates the installation of a flag pole, suitable lighting and seating at the Hero's Hill War Memorial in Cox Reserve, Sandakan Road, Revesby, utilising the Veterans Affairs Community War Memorials Fund.

- CARRIED

ITEM 10.11

DELIVERY RIDERS

CLR HUDA TEMPORARILY RETIRED FROM THE MEETING AT 8.07 PM AND RETURNED AT 8.08 PM.

MOTION

CLR. MADIRAZZA:/CLR. WAUD

That Council writes to the NSW Police Commissioner, urging the NSW Police to increase action against the illegal practices employed by delivery riders.

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

That Council writes to the NSW State Government and the NSW Police Commissioner, requesting they investigate the employment practices, in particular Occupational, Health and Safety issues associated with the employment of delivery drivers and also investigate measures to eliminate the illegal practices undertaken by delivery riders.

CLR MADIRAZZA AND CLR WAUD ACCEPTED CLR SALEH'S AMENDMENT BE INCLUDED IN THE MOTION.

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(956)

CLR. MADIRAZZA:/CLR. WAUD

That Council writes to the NSW State Government and the NSW Police Commissioner, requesting they investigate the employment practices, in particular Occupational, Health and Safety issues associated with the employment of delivery drivers and also investigate measures to eliminate the illegal practices undertaken by delivery riders.

- CARRIED

ITEM 10.12

SUPPORTING BUSINESS THROUGH COVID RECOVERY

MOTION

CLR. ZAKHIA:/CLR ISHAC

That Council liaison officers engage with small businesses and where support is needed, point them to Council programs or appropriate State and Federal government support programs.

AT THIS STAGE CLR EL-HAYEK REQUESTED THAT THE MOTION BE AMENDED AS FOLLOWS:

That

1. Council liaison officers engage with small businesses and where support is needed, point them to Council programs or appropriate State and Federal government support programs.
2. Council write to the State and Federal Governments requesting more financial and other support for Councils to support local business.

CLR ZAKHIA AND CLR ISHAC ACCEPTED CLR EL-HAYEK'S AMENDMENT BE INCLUDED IN THE MOTION.

(957)

CLR. ZAKHIA:/CLR. ISHAC

RESOLVED that

1. Council liaison officers engage with small businesses and where support is needed, point them to Council programs or appropriate State and Federal government support programs.
2. Council write to the State and Federal Governments seeking more financial and other support for Councils to support local business.

- CARRIED

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SECTION 11: CONFIDENTIAL SESSION

(958) CLR. EL-HAYEK:/CLR. ISHAC

RESOLVED that, in accordance with Section 10A(2) of the Local Government Act, 1993, the Public and the Press be excluded from the meeting to enable Council to determine Items 11.1 and 11.2 in confidential session for the reasons indicated:

Item 11.1 T33-20 - Waste Collection Services

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

Item 11.2 Property Matter - 19 and 21 Wangee Road, Lakemba

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

- CARRIED

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 8.15 PM AND
REVERTED BACK TO OPEN COUNCIL AT 8.29 PM.**

ITEM 11.1 T33-20 - WASTE COLLECTION SERVICES

(959) CLR. DOWNEY:/CLR. EISLER

RESOLVED that

1. Council accepts the tenders received from:
 - (a) JJ Richards for garden organics collection services, for a period of seven years and four months, with the option to extend the contract by three years, subject to satisfactory performance of the contractor as determined by the General Manager; and
 - (b) SUEZ for bulky waste collection services, for a period of ten years and four months.

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2. The General Manager be authorised to enter into all contracts and sign all documentation in accordance with Council's resolution, as required.
3. Council notifies the unsuccessful tenderers in writing and thank them for tendering.

- CARRIED

ITEM 11.2 PROPERTY MATTER - 19 AND 21 WANGEE ROAD, LAKEMBA

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

RESOLVED that Council agree to the proposed approach regarding the matter, as outlined in the report.

- CARRIED

THE MEETING CLOSED AT 8.30 PM.

Minutes confirmed 23 JUNE 2020

.....
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 Torch 100 Years	29
4.2 Supporting Outdoor Dining	31
4.3 Low Rise Medium Density Housing Code	33
4.4 Universal Postal Voting	35
4.5 Infrastructure Funding Reform	37
4.6 Fastracking Hospitals	39
4.7 Local Community Based Donations	41

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ITEM 4.1

Torch 100 Years

Councillors, tonight I pay tribute to a 100-year-old that just keeps going and getting better as time goes on. I am of course referring to our very own Torch Newspaper, which celebrated its Centenary milestone, on June 12.

And hasn't it come a long way since its very First Edition on a Saturday all those years ago. The front page was dull and lacklustre, no vibrant colours. The lead story was an introductory about the purpose of the paper and a declaration it was the newest of "journalistic babies entertaining ambitions, beyond merely chronicling the happenings of the district".

The front page also carried the blessings and the absentees from the previous Council meeting, local sports activities, an advertisement from Estate Agents Hopkins and Co and the clincher: a quarter page ad about what was showing at the Empire Theatre at Bankstown. For your interest it was a double programme of "Sauce For The Goose", starring Constance Talmadge and "A Daughter of Eve", featuring Violet Hopson.

Over the years, The Torch has reported without fear or favour, watching as our city grew from market gardens and dirt roads and no sewerage, to a vibrant multicultural City with family friendly neighbourhoods.

They have covered the good the bad and the ugly: the Queen's visit 40 years ago, fiery Council meetings, the rise of a local boy Paul Keating to the office of Prime Minister and who can forget some of great sports stars such as the Waugh twins and Ian Thorpe.

They've covered many stories over the years and I'm sure they will be covering many more in the years to come.

To the Engisch family who have upheld this family business through many challenges, on behalf of Council and the community, thank you so very much for your hundred years' of service.

ITEM 4.2 Supporting Outdoor Dining

I am passionate about bringing more life to our city. In May I launched our 'Eat Global, Visit Local' campaign which highlights where you can find all the delicious multicultural cuisine from around the world.

Tonight however, I wish to raise Al Fresco dining. In Italian it has a loose meaning of "in the cool air" and it is in this context that I present my mayoral minute; of course, not to be mistaken for the much used Italian expression "Al Fresco" which actually means "spending time in the cooler, or jail"

We currently have over 250 al fresco licenses issued to small businesses, from the corner café to the local Chinese restaurant, that provide Al Fresco dining spaces for people to sit and enjoy their food or drinks. These make our streets more vibrant, safe and encourages both residents and visitors to engage with each other. Al Fresco breathes life into our streets and public places.

As you are aware Council waived Outdoor Dining Fees for six months from March 2020 as part of my COVID Recovery 18 Point Plan, largely because these shops were not able to operate. Now with the loosening of restrictions, these shops, restaurants and cafes are slowly reopening, and they need our support.

Therefore, I am recommending that Council scraps outdoor dining fees for the entirety of the upcoming 2020-21 financial year, this initiative will encourage cafes, restaurants and other eateries to expand trading onto footpaths. And for any new businesses wishing to expand they will of course need to meet all Council regulations and permit application fees will be waived.

The scrapping of these fees will cost Council in the order of \$150,000. This is an investment in lifting the economic benefit, prosperity and amenity for our community.

Councillors, I want to hit the switch and activate our night life. As you would be aware, there is, as part of the Draft 2020-21 Operational Plan, the development of a Night Activation Plan; as part of this body of work, and off the back of waived outdoor dining fees, I am recommending that Council investigate other ways to promote more outdoor dining.

250 eateries is a great start, but I want to encourage all of our 1800 food premises across our City to take up any opportunities available.

And of course, remember to support local businesses. Bon Appetite.

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ITEM 4.3

Low Rise Medium Density Housing Code

Councillors, July 1, 2020 will be remembered as D-Day; D for Developers because it's the day developers will rejoice, over the NSW Govt's Low Rise Medium Density Housing Code which comes into effect in our City.

We were notified of the new Code in a letter by Planning Minister Rob Stokes a few weeks ago and it is clear we will have no redress or say in the matter.

Under the new Code, "manor houses" that's 3 or 4 homes on a single block with as little as a 15m frontage, and duplexes with many more bedrooms, will completely transform some quiet family friendly neighbourhoods.

The traditional Aussie backyard will be blitzed and reduced from 80sqm down to just 16sqm and so too the garage which will be halved to one off street space for a duplex, or should I say mega-plex, of up to 6 bedrooms.

The impact these developments will have on our community is immeasurable with increased traffic, parking issues and of course environmental impacts including loss of green space and increased waste issues.

And to make matters worse, Council will have no say in these developments, as they will be fast-tracked by private certifiers.

Councillors, this is a bitter pill to swallow, and I have written to the Planning Minister seeking a deferral, so Council can pull together another comprehensive planning document which will bring a more uniformed approach to zoning in our City.

I have over the last week gone public on this important issue on social and digital media, local Newspaper and on Channel Nine.

We fought hard to get changes into the current consolidated LEP process, but the NSW Government wouldn't let us, and so tonight I am seeking your support in asking this Code be withdrawn from our area by the NSW Government, I also seek your support for Council urgently preparing a new Planning Proposal to address the R2/R3 zoning issues across the former Canterbury Area.

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ITEM 4.4 Universal Postal Voting

Free and fair elections are the cornerstone of any democracy and it is on this premise I make my Mayoral Minute.

In December 2019, the Office of Local Government released a circular committing the Government to consulting the sector on the introduction of universal postal voting.

My interpretation of the circular was the Government was to consult with the sector before making a final decision in time for the 2024 local government election. I am now led to believe the NSW Government has taken advantage of the deferred 2020 election and is now looking to implement universal postal voting for the 2021 election, without consultation.

I acknowledge that it has been proposed as an opt-in model, but I have serious concerns that this will thwart any genuine consultation with the sector.

There is a view that universal postal voting has the potential to save a few dollars but to date there has only been loose discussion and no conclusive evidence. But there is a hidden cost, one which far outweighs any potential savings.

The introduction of universal postal voting will spell the end of critical interaction between candidates and electors. There will be no polling places where candidates can engage with electors and debate policies and try to gain last minute support from swinging voters.

At a time when public opinion has never been more polarised, this will undoubtedly lead to the end of constructive dialogue and undermine our democratic processes, upon which local government is based.

In its place will come mistruths and misinformation; the scare campaigns and the duplicitous social media advertisements. Electors will be subject to an avalanche of spin and hype and the political battles will not be based on debate and discussion of values, principles or policy, but who has the loudest voice, the most 'likes' or how well they are resourced.

Of course, this also presents as a monumental barrier to participation by independent and small party candidates.

And who can guarantee that election material and ballot papers will not simply be discarded, or lost, along with the other advertising junk mail that litters our letterboxes. If the system is full proof, why isn't this form of voting being considered for State and Federal Elections?

Our City has a very diverse ethnic community and there is a strong chance a large proportion of those communities will not vote and if they do, will register an informal vote. I understand that in some jurisdictions, a turnout of as low as one third is all that is achieved. There is also the question of coercion among these vulnerable communities because there is no scrutiny or security of the ballot box. Is this democracy?

As it has become in other jurisdictions, money and power will be the hallmarks of success, not those civic-centred attributes of community, advocacy and service. It will be political and individual gain that wins the day, to the detriment of and in a disservice to the communities we serve.

Given the Government appears to have elected to now steam roll through this reform, I have no choice but to now call on the Government, to abandon the introduction of universal postal voting.

ITEM 4.5 Infrastructure Funding Reform

It will no doubt surprise many that the State Government recently proposed a suite of changes to the way funding, generated by development, is collected and spent on local infrastructure. Some of the changes prompted by the COVID-19 pandemic, and some are simply long overdue reforms that have been in the pipeline for years.

The changes include:

- New rules for planning agreements
- Changes to the way councils collect money from developers to improve local infrastructure
- Changes to the way the State government operates its Special Infrastructure Contributions (SIC) mechanism, and
- Deferring payment of contributions owing to Council to a later stage in the development process.

This Council is not opposed to changes to the planning system that will help our economy recover from the pandemic, this council supports much needed changes to the whole planning systems and so of course we are open to working with the Government on these significant amendments.

However, it is unfortunate that, once again, we have not been briefed by the Government, and we've been left in the dark about these reforms. As the closest elected representatives to the people, we have been cut out of the conversation, yet again.

Although staff from our Council have informally asked to comment about this, the changes are too important, too significant and the potential consequences too great, for us to be hearing about them second hand and in such a haphazard way we need to be briefed by the Minister for Planning early in the process. After all, it's the elected representatives who are the decision makers on how Council spends ratepayers' money and contributions on local infrastructure and held to account by the community.

Furthermore, what the Government is doing here is not simply tinkering around the edges but undertaking wholesale reforms that will affect how all councils collect and spend contributions; how we are to provide the much needed critical infrastructure our communities rely on to function safely, happily and well.

And what is more, I would also be very interested to understand the views of the Minister for Local Government on these reforms. This is the sector she has Ministerial carriage of and needs to support local decision making and the long term financial performance of Councils across the state.

I urge the Government to directly engage with the Councillors in a more meaningful way so that we can be better informed about the proposed changes.

I propose that Council writes to the Minister for Planning and Public Spaces seeking an urgent briefing of Councillors on the current reforms to developer contributions.

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ITEM 4.6 Fastracking Hospitals

There is a saying that if you wait too long for a sunrise, you will miss it. This is true for many opportunities that come our way: they are fleeting and must be acted upon quickly.

So, with that in mind I propose a campaign to urge the NSW Government to bring forward the development and building of the new Bankstown-Lidcombe Hospital facility.

It is true the Government has made good on its election promise and committed \$1.3 Billion to the Project but we need to start construction now, not at some time down the track. We have already met with a number of Government representatives and yet the Government continues to dither in its selection of a site. Now is the time to settle on a site and get on with the job.

Not only will fast-tracking this major infrastructure project benefit our community with much needed healthcare, but it will also deliver thousands of jobs across many sectors. Jobs, which the Premier and Treasurer have rightly identified, as the key to restoring the economic prosperity of NSW and our City.

I have also thrown my support behind the Member for Canterbury, Sophie Cotsis, who has written to the Treasurer seeking funding for the redevelopment of Canterbury Hospital. For the same reasons as above, this only makes sense and on every level.

Tonight my campaign starts by writing to the NSW Treasurer on behalf of the community to bring forward and deliver Bankstown-Lidcombe hospital, as promised. My campaign is a no brainer and it will provide our City's growing population with access to the best medical facilities and much needed jobs.

Let's all act before the sun goes down.

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ITEM 4.7

Local Community Based Donations

The following community based organisation has approached Council for financial assistance.

Padstow Community Care Winter Appeal

For 35 years, Padstow Community Care have been committed to supporting the most vulnerable in our communities. Every winter, they help hundreds of people with everyday essential needs. The Padstow Community Care Winter Appeal aims to help people need when they need the help the most.

This year, many households across our local community are facing unprecedented challenges due to the coronavirus pandemic. Many are desperately trying to make ends meet in the face of growing financial and emotional hurdles this winter.

Padstow Community Care has asked for financial assistance to enable them to continue to provide support to the local community through their 2020 Winter Appeal that provides winter food hampers, blankets, counselling and emergency relief to families.

Accordingly, I recommend that Council support Padstow Community Care 2020 Winter Appeal through a \$1,000 donation.

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	Employment Lands, Housing and Affordable Housing Strategies	45
5.2	Hurlstone Park Heritage Initiatives	63
5.3	Heritage Grant Fund 2019-2020	89
5.4	Livable Housing Discussion Paper	93
5.5	Adoption of the Canterbury Development Contributions Plan - Works Program	103

ITEM 5.1 Employment Lands, Housing and Affordable Housing Strategies

AUTHOR Planning

PURPOSE AND BACKGROUND

This report summarises feedback received from the exhibition of Council's draft Employment Lands, Housing and Affordable Housing Strategies and draft amendments to its Planning Agreement Policy to reflect the Affordable Housing Strategy.

The Employment Lands, Housing and Affordable Housing Strategies form part of Canterbury Bankstown's strategic planning framework, underpinned by the Canterbury Bankstown Local Strategic Planning Statement, *Connective City 2036* (LSPS). These Strategies provide the evidence base and direction to implement the housing, employment and affordable housing priorities and actions established in *Connective City 2036*.

At its Ordinary Meeting of 25 February 2020, Council resolved to exhibit the draft Employment Lands, Housing and Affordable Housing Strategies and draft Planning Agreement Policy for public comment. The exhibition was held together with the draft Local Environmental Plan for a period of 11 weeks, from 10 March to 22 May.

ISSUE

A total of 500 submissions were received from residents, agencies, community groups, businesses and peak organisations. Following a comprehensive review of each issue, this report recommends amendments to the draft Strategies and adoption.

All comments received were thoroughly reviewed, and responses provided in the attached Submissions Report. Changes to the Strategies are proposed in response to issues raised.

If endorsed, the Housing Strategy will be referred to the NSW Department of Planning, Industry and Environment for concurrence in accordance with the *NSW Housing Strategy Guideline*. This endorsement process is not required for the remaining strategies.

This Council report does not respond to issues raised in relation to the draft Local Environmental Plan. Matters associated with the draft Local Environmental Plan will be addressed under a separate report to the Canterbury Bankstown Local Planning Panel for its consideration.

RECOMMENDATION That -

1. Council note the issues raised during the exhibition period, and responses provided at Attachment A – Submissions Report.
2. Council endorse the Employment Lands Strategy provided at Attachment B.
3. Council endorse the Affordable Housing Strategy provided at Attachment C.
4. Council endorse the Planning Agreement Policy at Attachment D.
5. Council endorse the Housing Strategy provided at Attachment E and seek the concurrence of the NSW Department of Planning, Industry and Environment.
6. Council authorise the General Manager to make changes to the Housing Strategy in response to any issues raised by the NSW Department of Planning, Industry and Environment in order to obtain its endorsement, provided the changes do not alter policy positions endorsed by Council.
7. An Affordable Housing Scheme be developed and reported to Council prior to its public exhibition.

ATTACHMENTS [Click here for attachments](#)

- A. Submissions Report
- B. Employment Lands Strategy
- C. Affordable Housing Strategy
- D. Planning Agreements Policy
- E. Housing Strategy

POLICY IMPACT

The Employment, Affordable Housing and Housing Strategies will become policies of Council and guiding documents for implementation of the LSPS. These policies will guide planning and development decisions across the City.

The NSW Department of Planning, Industry and Environment will consider the draft Housing Strategy for its concurrence in accordance with the *NSW Housing Strategy Guideline*.

The Affordable Housing Strategy will require the development of an Affordable Housing Scheme, and a Planning Proposal to fully implement the Scheme through Council's Local Environmental Plan.

The Planning Agreement Policy provided at Attachment D has been amended to bring into effect aspects of the Affordable Housing Strategy that can be implemented now. These primarily relate to planning proposals submitted to Council.

FINANCIAL IMPACT

The Strategies have been funded through the Accelerated LEP funding agreement with the NSW Department of Planning, Industry and Environment, which Council resolved to execute at its Ordinary Meeting of 26 June 2018.

The Strategies will inform future planning and development decisions of Council and do not commit Council to any funding of services or facilities.

The Affordable Housing Strategy provides the basis for the development of an Affordable Housing Scheme, which will outline how Council manages an Affordable Housing Fund. Further information on the scheme is provided below.

Aligning growth to infrastructure

Council has an ongoing obligation to fund the delivery of public infrastructure being a broad range of services and facilities across the City. The financial ability for Council to meet the community's increasing expectations and provide new high quality services and assets needs to be done in the context of its broader financial responsibilities being the servicing of its existing asset management requirements. This issue will continue to escalate as Council's asset base ages and demand for these facilities grows.

Aligning growth and change to community needs and expectations is at the forefront of Council's new planning framework. Through this framework, Council is seeking to augment existing services and introduce new services and facilities. To inform these decisions, Council will prepare a new contributions plan to align growth and funding for infrastructure. In addition, Council will ensure that State Government agencies are involved and engaged with through master planning, already underway for Bankstown and Campsie, to inform their decisions in planning and delivery of State infrastructure such as schools, hospitals, roads and public transport in alignment with housing and jobs growth.

COMMUNITY IMPACT

Council's new planning framework will deliver a new contemporary set of plans and strategies that for the first time will provide detailed guidance on how Canterbury Bankstown as the most populous Council area in NSW will spatially grow and change. This is a necessary body of work as it guides the decisions of community with respect to living and housing choices, industry with investment choices and assists Council with advocating to State and Commonwealth Governments for investment in infrastructure to support growth in what is one of the largest local government areas in Australia, with an estimated 500,000 residents by 2036.

The Housing Strategy will guide Council's planning decisions with respect to housing across the city. It provides certainty to the community, whilst meeting the growth needs to accommodate the needs of our future community. It ensures that residential growth is concentrated in locations with good transport and amenity, consistent with the LSPS. It establishes the need for affordable housing, and seeks to maintain the low density character of Canterbury Bankstown's suburban areas.

The Employment Lands Strategy will guide Council's planning decisions with respect to growing local employment. This focus will be on employment growth in our strategic centres of Bankstown and Campsie, whilst maintaining, protecting and enhancing employment in business and industrial zones across the City. Our industrial zones will continue to allow for flexibility to accommodate changing economic trends, such as the transition of traditional manufacturing into advanced manufacturing and the emergence of new industries and flexible work practices. Our employment lands need to remain agile to continue attracting new investment and our planning rules need not only to respond to this, but anticipate it. The strategy is designed to ensure we can grow the range of local employment opportunities to support our own community and continue to grow our economy.

The Affordable Housing Strategy provides a framework for Council to positively contribute to the supply of Affordable Housing in Canterbury Bankstown and ensure the city provides housing choice to meet the needs of a diverse community. This represents a new area of community service to our community.

During the exhibition period, a total 500 submissions were received. The engagement program resulted in:

- 200 calls to a dedicated hotline
- 40 call-back requests for phone or video calls
- A letter sent to each property owners in the local government area
- Advertisements in the local papers
- 4,375 visits to exhibition website

DETAILED INFORMATION

EXHIBITION PERIOD

The exhibition commenced on 10 March 2020 and included:

- Notification letters to all property owners in the local government area
- Notification letters to government authorities and neighbouring councils
- Notification letters to Members of Parliament
- A hotline for the community to call Council staff directly and discuss the draft documents
- Notices in local newspapers that circulate within the area (Inner West Courier, Torch and Vietnamese, Chinese and Arabic papers)
- Displays on Council's website and Customer Service Centres (Bankstown and Campsie Branches)
- Information at the planning kiosks at the Bankstown, Riverwood and Campsie Libraries
- Translated information in Arabic, Greek, Simplified Chinese and Vietnamese
- Advertisements on SBS radio in Arabic, Greek, Mandarin and Vietnamese
- Promotion via social media.

Impact of COVID-19 and extension to exhibition period

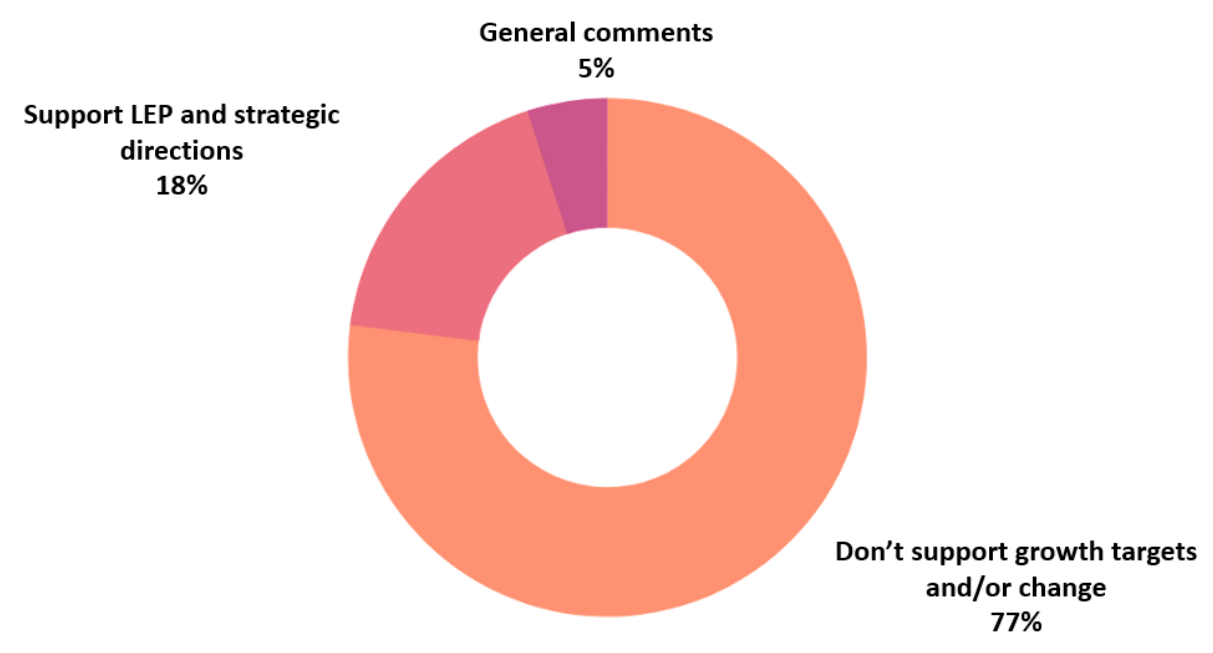
It was initially proposed to exhibit the draft documents for a seven week period until 24 April 2020, and to hold a drop-in session in each ward to provide the community with the opportunity to speak with Council staff directly. However, the onset of the COVID 19 pandemic and social distancing restrictions resulted in the cancellation of the drop-in sessions. In its place, the community were given the ability to hold online discussions with Council staff and where circumstances allowed including safe distancing, in person meetings, with free transport provided.

The NSW Government amended the planning legislation to only require exhibition material to be made available on Council's website given that physical access to Council's Customer Service Centres and libraries was unavailable and that local newspapers ceased hard copy printing and moved to online editions only. On 25 March 2020, changes were made to the *Environmental Planning and Assessment Act* stating that for any document required to be made available for public inspection at a physical location is instead to be made available on the NSW Planning Portal or any other website approved by the Planning Secretary. This extended to local Council websites.

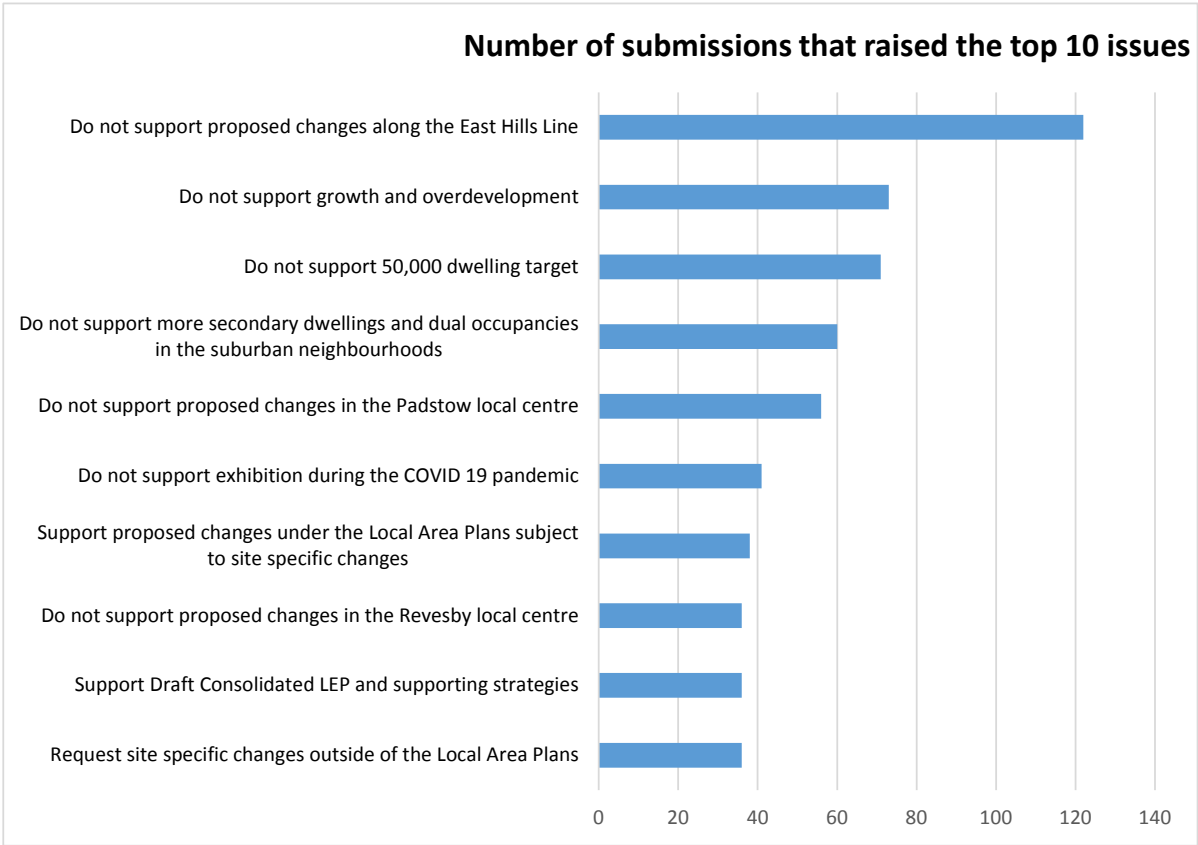
The Mayor wrote to the Minister for Planning and Public Spaces to seek a twelve-month extension to the Accelerated Local Environmental Plan Program. In April 2020, the Department of Planning, Industry and Environment granted Council a four-week extension to the Program.

As a result, Council extended the exhibition period a further four weeks to 22 May 2020, and informed the community via Council's website, social media and local newspapers.

Council received 500 submissions from residents, community groups, businesses, peak organisations and government agencies. No petitions were received. Of these submissions, 18 per cent support the Consolidated LEP and/or Strategies, 77 per cent identified that they did not support the draft Consolidated LEP and/or supporting Strategies, and 5 per cent raised general issues, as illustrated below.



The top ten issues raised in these submissions are set out in the graph below. A detailed response to all the submissions received is provided as part of the Submissions Report at **Attachment A**.



These matters are address below.

Issue: Do not support changes along the East Hills Line

Comment: The proposed changes at the main centres along this railway line are consistent with the NSW Government's strategies to have growth located close to amenities and transport. This is reflected in Council's exhibited and adopted long term strategic plan, which was reviewed and signed off by the NSW Government as being consistent with its broader planning expectations on Council's throughout NSW for delivering on its growth targets across the various metropolitan districts. Growth along this line is focused on centres – around transport infrastructure, services, open space, and community facilities. Such growth is proposed across the City in accordance with the LSPS target for 80 per cent of growth to occur within centres, in order to minimise demand for growth in the suburban areas. Whilst the NSW Government has set its expectations for growth, it is also true that there is natural, uncontrolled growth which occurs via ad hoc planning proposals. The change in centres is a direct result of not only placing growth near to transport and amenities, but also to enable Council to shift any growth away from the outer, low density residential areas. This is something our community has been very vocal and direct about.

Proposed housing and jobs growth along the East Hills Line forms part of Stage 1 of a series of changes to the Canterbury Bankstown Local Environmental Plan to plan for renewal and change in centres across the City. This program of growth will ensure that housing and jobs are developed in accordance with the LSPS, Housing and Employment Lands Strategies – which seek to distribute growth in a range of City, Town, Local, Village and Small Village centres across Canterbury Bankstown.

The Local Area Plans have been developed since 2013, with community engagement occurring at several points over a number of years. The Housing Strategy has maintained that growth should occur in these centres given the frequency of rail services to Sydney Airport and Central Sydney, as well as the centre's proximity to the M5 Motorway and access to established infrastructure, open space, facilities and services.

If Council does not plan for growth and change in the centres along the East Hills line, the result will be additional pressure for growth in other areas of the city, including those which are not as well serviced by transport and amenity. Council would likely see increases in applicant initiated planning proposals seeking increases to height and density controls to facilitate growth in a site-by-site, ad-hoc manner.

Action: Continue with implementing proposed changes where centres have been planned and continue with a master planning program for other centres across the City.

Issue: Do not support growth and overdevelopment

Response: The Housing Strategy has been developed to manage growth appropriately across the city and protect the City against overdevelopment. It provides a transparent distribution of housing growth across the city, and a clear direction to focus growth in the right places – that is around centres with good transport access, services and amenities. This distribution is based on a hierarchy of centres, which sets out the function and level of growth based on access, amenities and services.

The housing strategy proposes a target of 50,000 dwellings, based on a thorough analysis of housing trends and forecast demand to 2036. The target adopted through the LSPS, which has now been assured by the Greater Sydney Commission, is less than the implied target of 58,000 dwellings set under the NSW Government's South District Plan for Canterbury Bankstown.

The Housing Strategy proposes to concentrate 80 percent of growth within urban centres, in order to maintain the low density character of our suburban neighbourhoods. Council has already prohibited multi-dwelling housing in the R2 Low Density Residential Zone under the Bankstown LEP 2015. The Housing Strategy recommends furthering this work to protect suburban areas by rationalisation of the R2 and R3 zones in the former Canterbury Local Government Area and urgently reviewing the appropriateness of dual-occupancies in some parts of the City. Council was prevented from addressing these issues now by the NSW Department of Planning, Industry and Environment as part of its current Local Environmental Plan process.

This approach is consistent with the community's input into the Local Strategic Planning Statement. There has been a strong view that Canterbury Bankstown should retain its largely suburban character, whilst growth should be aligned with infrastructure and services.

The Housing Strategy provides this framework and strategic direction, by concentrating growth in well serviced locations, supported by infrastructure and protecting suburban areas from inappropriate development. This framework ensures a coordinated approach to growth, rather than ad-hoc planning for our city.

Action: Continue to implement strategy for growth to be concentrated in centres, and continue with R2 and R3 rationalisation and urgent review of dual-occupancies.

Issue: Do not support 50,000 dwelling target

Response: The 50,000 dwelling target has been established by the LSPS based on robust and thorough analysis. This process included seeking the assurance of the Greater Sydney Commission in collaboration with State Government agencies. The Greater Sydney Commission requires that each Council establish housing targets to guide the distribution of growth across Metropolitan Sydney, in response to their respective District Plans. The Housing Strategy provides guidance on the distribution of this growth across Canterbury Bankstown, with a focus on growth in centres.

Council's adopted target of 50,000 dwellings by 2036 is less than the implied dwelling target of 58,000 set by the State Government's South District Plan, whilst ensuring flexibility in accommodating growth across the City into the future. Forecasting for growth on the City is based on recent trends in housing delivery, and the likely future trends, including taking into consideration investment and change in Canterbury Bankstown. It is considered that the following factors will contribute to demand for 50,000 dwellings by 2036:

- Increased attractiveness of centre-based high density living, with the introduction of greater design and sustainability quality in development
- Enhanced connectivity to and from other parts of Greater Sydney through the delivery of Sydney Metro along the Sydenham to Bankstown Corridor
- Committed investments in university education, with a planned city centre university campus in Bankstown

- A NSW Government commitment for a \$1.3 billion investment in Bankstown Hospital
- Growth and development of Bankstown Airport which will provide an increase in local, specialised employment opportunities
- Council's ongoing investment in local services and infrastructure, including but not limited to recent and planned investment in libraries, aquatic and leisure centres, open spaces and major events.

In addition, it is important that growth is planned and distributed in a coordinated manner, as opposed to planning in an ad-hoc way. New housing will be focused in established centres, with the Strategy providing a framework for diverse, accessible and affordable housing, whilst protecting and enhancing attractive, low density suburban areas. It is essential that a variety of new housing becomes available over the next 20 years to respond to the growing community's changing needs.

Action: Note that 50,000 as a growth target has already been adopted in the Local Strategic Planning Statement, based on robust, demand driven analysis and implement an appropriate distribution of growth across the city through an ongoing master planning program.

Issue: Do not support more secondary dwellings and dual occupancies in the suburban areas

Response: Council is committed to retaining the low-density character of the suburban neighbourhoods. However, Council acknowledges that there is growing community concern that the high number of dual occupancies in some areas may have saturated localised capacities, resulting in traffic and parking congestion and impact on residential amenity. Furthermore, this typology is contributing to growth in car dependency due to a lack of public transport in some parts of the local government area – particularly in the neighbourhoods of Padstow, Revesby, Panania, Milperra and Picnic Point away from the East Hills Railway line.

It is noted that these uses are mandated in the R2 Low Density Residential Zone by the State Government. Further, the Medium Density Housing Code will allow for larger dual occupancy developments, with half the off-street parking, up to double the number of bedrooms and less than half of the current backyard requirements with no Development Application required to be lodged to Council. These can be approved by a private certifier without consultation.

At the same time, there are inconsistent planning controls applying to dual occupancies between Bankstown LEP 2015 and Canterbury LEP 2012. For example, the minimum lot size for attached dual occupancies is 500sqm in Bankstown LEP 2015 and 600sqm in Canterbury LEP 2012.

In response, the Housing Strategy recommends an urgent review of dual occupancies, taking into consideration:

- The suitability of dual occupancies in narrow residential streets and special character areas.
- The consolidation and harmonisation of the planning controls for dual occupancies to maximise liveability and provide positive built form outcomes.

Council proposed this review as part of the Consolidated LEP, however the Gateway Determination issued by the Department of Planning, Industry and Environment did not allow this change. Council will now commence this review upon the recommendation of the Housing Strategy.

With respect to secondary dwellings, Council acknowledges the significant growth in this type of housing across suburban areas in the City. As acknowledged by the Housing Strategy, Council is unable to control this type of development in the R2 Low Density Residential Zone due to overriding State Government planning policies. Council has sought to ensure that this housing growth is included in its target 50,000 dwellings across the City, which has been assured by the Greater Sydney Commission through the implementation of the LSPS. It is noted that these dwellings were previously unaccounted for in assessing Council's housing delivery.

Action: Continue with urgent review of dual occupancies as identified in the Housing Strategy.

Issue: Do not support the proposed changes in the Padstow Local Centre

Response: The proposed changes in the Padstow centre are commensurate with supporting Padstow's role as a local centre, as established in the LSPS. The Housing Strategy seeks to distribute growth in housing in the most appropriate locations, providing a distribution of housing that meets the 80:20 ratio of housing in centres versus suburban areas, seeks to increase economic activity and vitality of centres and ensure that housing is located in locations serviced by transport and amenities. As a local centre, Padstow is recognised as having an appropriate mix of services, amenities and connectivity to accommodate a mix of housing types and growth into the future to further support its vitality and role as a centre.

Council has been in receipt of a planning proposals for this centre which have sought height controls beyond the local area plan recommendations previously adopted by Council. The current plans provide a framework for limiting growth to an appropriate level, commensurate with Padstow's local centre role and its setting, and consistent with the planning proposal recently lodged on the NSW Government's own land within this centre.

The Local Area Plan for Padstow has been developed since 2013, with community engagement occurring at several points over these years. The Housing Strategy has maintained that growth in Padstow should occur given the frequency of rail services to Sydney Airport and Central Sydney, as well as the centre's proximity to the M5 Motorway.

Action: Changes to height and density are not detailed in the housing strategy. All relevant submissions will be included in the Consolidated LEP report which will be presented to the local planning panel for determination on these issues.

Issues with exhibition of these Strategies during the COVID-19 Pandemic

Response: Council endorsed the draft Strategies for exhibition at its Ordinary Meeting of 26 February 2020, prior to the outset of the COVID-19 Pandemic's impacts in Australia being widespread and the resultant social distancing restrictions which progressively were implemented as a result.

Council is under contractual obligations to the NSW Department of Planning, Infrastructure and Environment to finalise the draft Strategies and Comprehensive Local Environmental Plan by 30 June 2020. Following the onset of social distancing requirements and the need to cancel physical events, and in response to legislative changes on community engagement, Council sought a 12-month extension from the NSW Minister of Planning and Public Spaces. The Minister provided a one-month extension to the program, allowing Council to extend the exhibition period from the originally planned seven weeks to 11 weeks.

Due to the 25 March 2020 legislative changes to the *Environmental Planning and Assessment Act, 1979* in response to the COVID-19 Pandemic, the following activities were required to be cancelled and replaced with online exhibition:

- Display of documents at Library Kiosks;
- Display of documents at Council's customer service centres;
- Drop in sessions across the local government area;
- Hard copy, print edition notification in local newspapers.

The amended legislative requirements override Council's Community Participation Plan. To comply with the new legislation, Council provided a call-back option, allowing the community to directly speak (via phone or video-conference) to community members with questions or issues in relation to the exhibition documentation. Council also made arrangements to provide free transport to any member of the public wanting to come to Council offices for a meeting where it was safe to do so. Further, Council officers also volunteered to visit people in their homes where it was requested and safe to do so. This level of access to staff was both unprecedented and extraordinary. A total 200 calls were made to the dedicated hotline, and 40 call-back requests for a phone or video call lodged via the website.

Action: No further action required. Actions undertaken during exhibition were on the basis of Government direction and its amendments to the *Environmental Planning and Assessment Act, 1979* in relation to public exhibition during the COVID-19 Pandemic.

Issue: Support changes under the Local Area Plans subject to site specific changes

Response: Support for changes under the Local Area Plans is noted, and is consistent with the direction of Council's LSPS. Site specific changes are being considered separately as part of the consolidated Local Environmental Plan being reported to the Local Planning Panel.

Action: No change to strategies or policy.

Issue: Do not support changes in the Revesby Local Centre

Response: The proposed changes in the Revesby centre are commensurate with supporting Revesby's role as a local centre, as established in the LSPS. The Housing Strategy seeks to distribute growth in housing in the most appropriate locations, providing a distribution of housing that meets the 80:20 ratio of housing in centres versus suburban areas, seeks to increase economic activity and vitality of centres and ensure that housing is located in locations serviced by transport and amenities. As a local centre, Revesby is recognised as having an appropriate mix of services, amenities and connectivity to accommodate a mix of housing types and growth into the future to further support its vitality and role as a centre.

Revesby, in particular, has regular and fast rail connections to Central Sydney and Sydney Airport and is an appropriate location for well-located, higher density housing.

The proposed plans for Revesby provide a sensible level of growth in a coordinated way that is commensurate with Revesby's role as a local centre, whilst providing for increased activity in the centre, and balancing growth with improvements to the public domain and accessibility to the Railway Station.

The Local Area Plan for Revesby has been developed since 2013, with community engagement occurring at several points over these years. The Housing Strategy has maintained that growth in Revesby should occur given the frequency of rail services to Sydney Airport and Central Sydney, as well as the centre's proximity to the M5 Motorway.

Action: Changes to height and density are not detailed in the housing strategy. All relevant submissions will be included in the Consolidated LEP report which will be presented to the local planning panel for determination on these issues.

Issue: Support draft consolidated LEP and supporting studies

Response: Support for the Employment Lands, Affordable Housing and Housing Strategies is noted. The suite of Strategies provides further direction and guidance on implementation of the city's overarching vision set by the LSPS.

Action: No change to strategies or policy.

Issue: Request site specific changes outside of the Local Area Plans

Response: This matter is addressed under a separate report on the consolidated Local environmental Plan being reported to the Local Planning Panel.

Action: No change to strategies or policy.

Feedback received – agencies and organisations

The table below provides a summary of the submissions received from agencies and organisations in relation to the strategies subject of the report. Submissions from agencies also commented on the draft Canterbury Bankstown Local Environmental Plan, however these will be responded to under a separate report to the Local Planning Panel regarding the draft consolidated Local Environmental Plan.

Agency/ organisation	Comments	Response
Transport for NSW	<ul style="list-style-type: none">Will work with Council's through place-based master plans, particularly along the Sydenham to Bankstown Corridor.	<ul style="list-style-type: none">Council will engage with Transport for NSW as it undertakes Master Planning of centres.
Shelter NSW	<ul style="list-style-type: none">Support for aspirational target of 15% affordable housingConsider opportunities to make Affordable Housing more	<ul style="list-style-type: none">Support for aspects of the Affordable Housing Strategy acknowledged.Feasibility of affordable housing will be tested on a precinct-by-precinct level as

Agency/ organisation	Comments	Response
	<p>feasible through exemptions in contributions.</p> <ul style="list-style-type: none"> • Supports use of Voluntary Planning Agreement to achieve Affordable Housing outcomes, but preference for SEPP 70 scheme to be applied. • Acknowledge importance of supporting housing for key workers. • Suggest medium density housing in low density areas could assist with providing housing diversity and affordable housing product of a scale not dissimilar to large, detached houses. • Land (in addition to monetary or dwelling contributions) also an appropriate contribution in some instances. • Advocacy for affordable and social housing solutions from State and Federal Government. 	<p>part of the Master Planning process to ensure the provision of affordable housing is feasible in each precinct.</p> <ul style="list-style-type: none"> • The draft Housing Strategy acknowledges the importance of housing diversity and choice, including medium density housing. Medium density housing needs to be appropriately located close to transport, amenities and services. This housing typology will be considered on the periphery of centres through place-based master plans. • 'Land' has been included as an acceptable contribution for affordable housing in the Planning Agreement Policy. See changes further in this report. • As acknowledged in the Draft Affordable Housing Strategy, it is important that other levels of government also contribute to increasing the supply of affordable and social housing. A new action has been included under Direction of the Affordable Housing Strategy to strengthen the role of Council's advocacy on this issue (refer to changes made to each policy below).
South West Local Health District, NSW Health	<ul style="list-style-type: none"> • Support demographic analysis and evidence base underpinning Housing and Affordable housing strategies. • Support principles of the housing strategies which will contribute to healthier communities. • Open space and public space provision should be a priority in growth areas already deficient in open space. • Support housing diversity and choice model and ensuring higher density housing suitable for families. • Page numbers will be useful for Affordable Housing Strategy. • Not clear how Council intends on maintaining existing affordable housing along railway line centres. 	<ul style="list-style-type: none"> • Support for aspects of the Strategies acknowledged. • Open Space is a priority for Council. As master plans for precincts are developed, opportunities for new/augmented open space or enhanced access to open space will be considered. • Rectification of a typographical error to include page numbers has been made (refer to changes made to each policy below). • In the place-based master planning process for each centre, consideration of existing housing stock will be considered. Council's levers for maintaining existing supply of affordable market housing are limited, however in areas already highly constrained by significant strata titled housing types, renewal may be focused elsewhere.
Department of Communities and Justice	<ul style="list-style-type: none"> • It would be useful to breakdown the 50,000 dwelling target into the types of accommodation (i.e. 1, 2 or 3 	<ul style="list-style-type: none"> • Council's Housing Strategy acknowledges the need for a range of dwellings. Dwelling mix provisions will be considered as part of the detailed master

Agency/ organisation	Comments	Response
	<p>bedroom dwellings and the impact on large families.</p> <ul style="list-style-type: none"> • The projected increase in population doesn't indicate any changes will be made in the service system. • The proposed changes indicate increased employment opportunities but do not highlight opportunities for CALD and Aboriginal communities. • There is a large population in social housing. Consideration for using local workers on large infrastructure projects. • Opportunities for training of local residents to be competitive for new employment opportunities. 	<p>planning of each precinct based on current and expected future demand. It is proposed that this be reinforced in the housing strategy. See changes to Section 7.2 of the Housing Strategy further in this report.</p> <ul style="list-style-type: none"> • Council will continue to work with service agencies including Department of Education and other children's services providers on the growth profile of each precinct to allow the Department to appropriately plan for growth. • The exhibited Strategies focus on land use planning. Notwithstanding, Council will continue to develop partnerships and engagement to provide opportunities for the community to connect with potential employers, government agencies and educational organisations to support our local community.
Georges River Council	<ul style="list-style-type: none"> • No objections raised. • Opportunity to work collaboratively in precincts on boundary with Georges River Council. 	<ul style="list-style-type: none"> • Council will continue to work collaboratively with Georges River Council on all relevant planning matters.

SUMMARY OF AMENDMENTS TO STRATEGIES AND POLICY

The section below outline the changes proposed to each Strategy/Policy in response to submissions received during the exhibition.

Housing Strategy

The below changes have been incorporated into the Housing Strategy provided at **Attachment E** to this report.

Issue	Resolution	Proposed change (in bold)
The draft Housing Strategy notes that a higher proportion of unit sales demonstrate a market preference towards high density living. This statement may be interpreted as suggesting that households choose dwellings in an unconstrained market. A preference towards high density living may be a	Amend text for clarity	<p><u>Section 4.4.2</u></p> <p>This demonstrates a market trend and growing preference towards higher density living in smaller dwellings that are well located. Providing well designed, high quality development in centres can support this preference whilst supporting the ongoing resilience and vitality of our centres</p>

Issue	Resolution	Proposed change (in bold)
product of high housing cost the availability of dwelling stock rather than active choice.		
Multiple submissions identified the need to deliver a variety of housing types to accommodate the needs of different households. Adopting dwelling mix controls in Council's Local Environmental Plan or Development Control Plan was suggested as way to promote housing diversity. While Direction 5 of the draft Housing Strategy identifies the need to provide a range of dwelling types to suite each stage of life. Direction 5 can be strengthened by highlighting the need to investigate the use of dwelling mix controls in Council's planning policies.	Amend text for clarity	<u>Section 7.2</u> The population in Canterbury Bankstown is highly diverse in terms of age, culture, incomes and household size. This requires a diverse housing stock to meet the whole of the community's needs. Review and update the planning controls to support housing delivery and diversity, including investigation into unit mix provisions."
On Page 108 of the Strategy, Earlwood is referred to as a Village Centre. This is incorrect, Earlwood has been designated as a Local Centre under the LSPS. Reference to Earlwood as a local centre occurs throughout the draft Local Housing Strategy and Council's LSPS.	Amend typographic error	<u>Section 6.2.1</u> Local Centre: Canterbury, Belmore, Lakemba, Padstow, Revesby, Chester Hill, Greenacre, Yagoona , Earlwood Village Centre: Punchbowl, Wiley Park, Canterbury Road-Hurlstone Park, Canterbury Road-Campsie, Canterbury Road-Belmore, Canterbury Road-Lakemba, Canterbury Road-Punchbowl, Narwee, Clemton Park, Yagoona-Hume Highway/Rookwood Road, Earlwood

Employment Lands Strategy

The below changes have been incorporated into the Employment Lands Strategy provided at **Attachment B** to this report.

Issue	Resolution	Proposed change (in bold)
The Employment Lands Strategy does not acknowledge receipt of a Planning Proposal for a private hospital and supporting use in the	Given the nature of the proposal and its significant change to the nature of this precinct, a reference to a planning proposal received by	<u>Section 11.2.1</u> Add the following: At the time of writing this report, Council is in receipt of a Planning Proposal to rezone industrial lands in

Issue	Resolution	Proposed change (in bold)
Clemton Park Industrial Precinct. Whilst this Planning Proposal will be subject to assessment, it is important to acknowledge that there is interest in changing the industrial nature of the Clemton Park Centre.	<p>Council to use parts of this site for hospital uses and associated seniors housing is acknowledged.</p> <p>It is noted that the strategic direction for this industrial zoned land is to 'retain and manage'.</p>	Clemton Park Centre Precinct for hospital and seniors housing uses.

Affordable Housing Strategy

The below changes have been incorporated into the Affordable Housing Strategy provided at **Attachment C** to this report.

Issue	Resolution	Proposed change (in bold)
Submissions identified the need to review Council's Affordable Housing Strategy every five years to ensure the Strategy is achieving its intended objectives.	Whilst Action 6.1 of the Strategy supports the review and monitoring of the delivery of Affordable Housing, no timeframe is established for the review. This has been clarified.	<p><u>Direction 6</u></p> <p>Council to review this strategy and report on the delivery of affordable housing under this strategy and the State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes) every five years.</p>
A number of submissions expressed concern that the full range of development costs and levies may not be considered when determining an appropriate contribution rate for an Affordable Housing Contributions Scheme.	<p>Council will ensure that an affordable housing contribution rate is viable by carrying out feasibility testing as part of the Master Planning process when the Affordable Housing contribution rate is established for each growth area.</p> <p>When determining if a contribution rate is viable, Council will take into consideration any local infrastructure contribution and Special Infrastructure Contribution that will be applied on the site. This testing will be provided as part of the background material which will form part of future Master Plans.</p>	<p><u>Direction 2</u></p> <p>Prepare an Affordable Housing Contributions Scheme (AHCS) that identifies sites/precincts where affordable housing contributions are required and the rate of the contribution. The Scheme is to include a methodology for determining feasibility, which is to be applied as part of the master plans.</p>

Issue	Resolution	Proposed change (in bold)
The draft Affordable Housing Strategy is missing page numbers	Amend typographic error.	<u>All pages</u> <i>Add page numbers</i>
A number of submissions suggest that Council should advocate for greater investment in affordable housing.	Advocacy is a mechanism available to Council to encourage the delivery of affordable housing and is therefore consistent with the objective of the draft Affordable Housing Strategy. Addition text added to outline Council's role in advocacy. This addition is consistent with the objective of the draft Affordable Housing Strategy.	<u>Direction 1</u> Include an additional action under 1. <i>Support Council's strategic policy for the delivery of affordable housing</i> 1.4 Advocate for greater investment in affordable housing. This includes encouraging the NSW Government to redevelop existing and underutilised social housing sites, facilitate collaboration among Councils and ensuring NSW Government policy allow for the delivery of genuine affordable housing.

Planning Agreement Policy

The below changes have been incorporated into the Planning Agreement Policy provided at **Attachment D** to this report.

Issue	Resolution	Proposed change (in bold)
In addition to cash payment and dedication of dwellings, the dedication of land is another means to make an affordable housing contribution under a planning agreement.	Land is also considered an appropriate means of dedication in order for Council to utilise for the delivery of Affordable Housing. As such, this has been appropriately referenced in the Draft Planning Agreement Policy alongside other forms of contribution	<u>Section 2.2</u> Affordable housing (cash payment, land , or dedication of dwellings free of cost)

Next steps

The next steps in relation to the strategies are as follows:

1. Council to implement the Employment Lands Strategy to place-based master planning and to guide its planning and development decisions.
2. Council to forward the endorsed Housing Strategy to the NSW Department of Planning, Infrastructure and Environment for endorsement in accordance with the *NSW Housing Strategy Guideline*. Upon endorsement, the General Manager may finalise the plan on behalf of Council.

3. An Affordable Housing Scheme is to be developed, outlining implementation of the Affordable Housing Strategy, and a Planning Proposal will be prepared to include an Affordable Housing Contributions Scheme within the Local Environmental Plan. It is proposed that the Scheme becomes active in growth areas as place-based Master Plans are implemented through the LEP.
4. The Affordable Housing Strategy and Planning Agreements Policy to be applied in the assessment and decision-making process for Planning Proposals.

All of the above Strategies provide a framework for guiding the planning and development to ensure an appropriate distribution of jobs and housing across Canterbury Bankstown into the future.

ITEM 5.2 Hurlstone Park Heritage Initiatives

AUTHOR Planning

PURPOSE AND BACKGROUND

The purpose of this report is to outline the submissions arising from the public exhibition of proposed development controls for heritage in Hurlstone Park, and to outline the steps required to finalise the plan.

The proposal aims to protect and conserve properties and areas of heritage significance throughout the suburb by introducing six new heritage conservation areas (encompassing over 600 properties) and 35 new heritage items.

ISSUE

The planning proposal was re-exhibited during February and March 2020. A total of 44 submissions and one petition was received. Approximately half of the submissions support the Planning Proposal, and no objections were received from the owners of properties proposed for heritage listing. Council endorsement is now required to bring the Planning Proposal and DCP amendments into effect.

It is not proposed to make changes to the exhibited Planning Proposal.

The following amendments are proposed to the DCP:

- Controls for rebuilding of detached structures.
- Controls for single storey roof extensions.
- Regrading the ranking of heritage value of some properties.

RECOMMENDATION That -

1. The attached Planning Proposal is endorsed by Council.
2. Council exercise its delegation provided by the Department of Planning, Industry and Environment to make the plan.
3. The proposed amendments to Canterbury Development Control Plan 2012 be adopted as outlined in this report, and brought into effect once the Planning Proposal has been made.
4. The General Manager be given authority to make formatting, grammatical and other minor changes to the Development Control Plan amendments provided these do change its intent.

5. All persons and organisations who made submissions to the planning proposal exhibitions be advised of Council's decision.

ATTACHMENTS

[Click here for attachments](#)

- A. Planning Proposal
- B. Submissions Table
- C. Heritage Assessment of HCA related submissions
- D. Canterbury Development Control Plan 2012 amendments (with post exhibition changes)

POLICY IMPACT

This report recommends that Council finalise a Planning Proposal that would protect and conserve properties and areas of heritage significance throughout the suburb of Hurlstone Park by introducing six new heritage conservation areas (encompassing over 600 properties) and 35 new heritage items.

FINANCIAL IMPACT

The recommendation contained in this report do not commit Council to expenditure of funds. However, the proposed heritage listings if implemented are likely to increase demand for the heritage grant fund (currently budgeted at \$56,000 per year) and the need to provide additional funding. This will be monitored should the demand arise.

COMMUNITY IMPACT

The recommendations impact positively on the built and social environment of Canterbury Bankstown through protection of properties that have heritage significance and areas that demonstrate conservation value.

The approach recommended to Council in this report is aimed to protect the heritage/conservation integrity of the subject areas and conserve the historic value for future generations. The conservation areas represent the single most intact collection of homes and buildings worthy of conservation value in the City of Canterbury Bankstown.

In this regard a comment expressed from the community during the exhibition period was:

Hurlstone Park should be preserved as it is representative of the history and development of much of inner Sydney, not as a museum but a vibrant place to live.

This comment reflects the core of what the intent of this strategy, as this approach does not sterilise investment in or renewal of private land but to ensure into the long term, the historic integrity of Hurlstone Park is protected and celebrated.

DETAILED INFORMATION

Background

Hurlstone Park was one of the first suburban areas developed in Canterbury Bankstown. It contains many Federation (1890-1915) and Inter War (1915-1940) period buildings and areas that have heritage significance. However much of this heritage is not protected by existing planning controls, which could result in the loss of buildings with heritage value.

Detailed investigation into creating more comprehensive heritage controls for Hurlstone Park began in 2016. This was in response to concerns by the former Canterbury Council about the potential impact of redevelopment plans on heritage arising from the draft Sydenham to Bankstown Urban Renewal Corridor Strategy.

Council engaged the heritage consultant Paul Davies Pty Ltd (Paul Davies) to undertake this work. A final report from Paul Davies was submitted to Council on 18 April 2017. The report recommended that 29 properties be heritage listed, and seven new Heritage Conservation Areas (HCAs) be created.

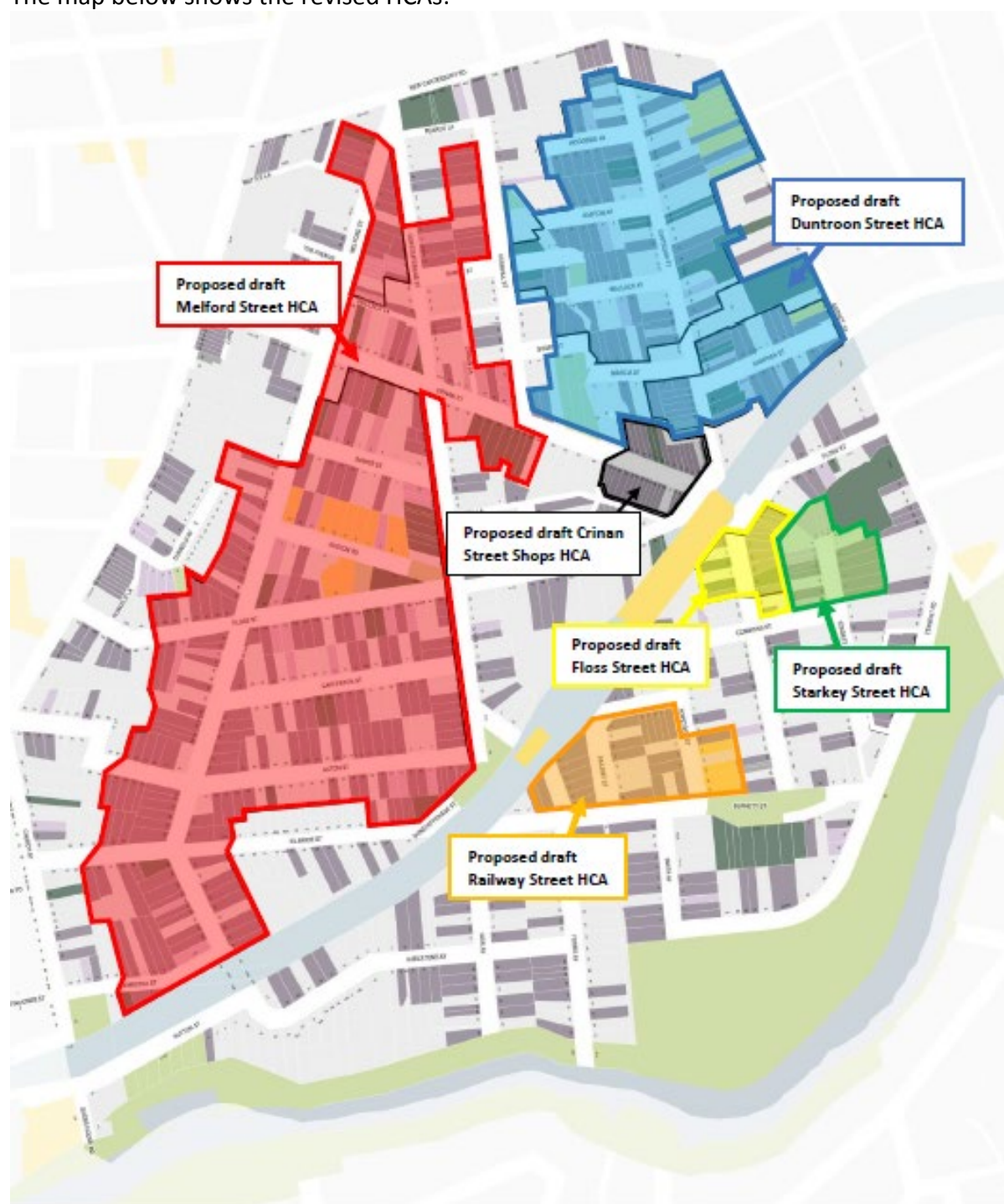
To support these heritage initiatives, zoning and height controls changes were recommended by Council officers. Draft amendments to the heritage controls (Chapter B8) in the Canterbury Development Control Plan (CDCP) 2012 were also prepared to provide controls for proposed heritage items and HCAs within Hurlstone Park.

The Planning Proposal and draft DCP amendments were exhibited in June/July 2017. During the public exhibition period over 250 individual submissions were received. While most submissions were favourable, many wanted the initiatives to go further. There was also objection to the listing of some items, and inclusion in HCAs.

An independent review of submissions was carried out by City Plan Heritage (City Plan). This review was reported to the Canterbury Bankstown Local Planning Panel (CBLPP) and then a Council meeting in April 2019. A summary of the outcomes is as follows:

- An increase in proposed draft heritage items from 29 to 35 properties, with some properties removed and further properties added.
- General expansion of the area covered by HCAs, with two new HCAs added and other enlarged and consolidated.
- Draft Tennent Parade HCA removed.

The map below shows the revised HCAs:



After receiving an altered Gateway Determination from the Department of Planning, Industry and Environment that reflected the amended planning proposal, the revised Planning Proposal and draft DCP amendments were exhibited in February 2020. A copy of the Planning Proposal is contained at Attachment A.

Exhibition of the heritage initiatives

The heritage initiatives were exhibited from 27 February 2020 to 27 March 2020.

Extensive consultation occurred including:

- All property owners in Hurlstone Park being notified in writing, including those not directly impacted by the proposal.
- Residents receiving a flyer about these and other initiatives.
- A notice in the Council Column of the Inner West Times and Torch newspapers.
- Exhibition material available on the Have Your Say page of Council's website, customer service centres, and nearby libraries.
- Two community information sessions with Council staff on hand to answer questions.
- Display posters in the village centre.

The two community information sessions were held in Hurlstone Park at Hurlstone Memorial Reserve and in the town centre near the Railway Station. Approximately 60 people attended the first session and 50 to the second session.

The draft DCP amendments also provided new controls for existing heritage items in Canterbury Bankstown. Owners of existing heritage items elsewhere in the City were also advised in writing of these amendments.

The following public authorities were also consulted in line with the Gateway Determination:

- Department of Education
- Ausgrid
- Office of Environment and Heritage
- Transport for NSW
- Inner West Council

Overview of submissions

44 submissions and one petition were received and considered. They are summarised in the table below:

Submission type	Number / %
Fully supportive – no further issues raised	12 (27%)
Supportive but with further issues raised	10 (23%)
Non site specific submissions objecting or raising concern	3 (7%)
Draft Crinan Street Shops HCA – objection or concern	3 (7%)
Draft Duntroon Street HCA – objection or concern	4 (9%)
Draft Floss Street HCA – objection or concern	0*
Draft Melford Street HCA – objection or concern	4 (9%)
Draft Railway Street HCA – objection or concern	2 (5%) and 1 petition
Draft Starkey Street HCA - objection or significant concern	1 (2%)
Raised other issue (Heritage Grants) or seeking clarification	5 (11%)
TOTAL	44

*A submission included for Draft Crinan Street Shops HCA also relates to this area.

Half of the submissions were in support of the initiatives. Objections were not concentrated on a single HCA or issue. Many of the HCA objections related to properties that had been newly identified in HCAs. This is indicative of the general support for the 2017 exhibited HCAs where few objections were received, although some new objections have come in relating to the original HCAs.

No objections were received from the owners of properties proposed for heritage listing, and three submissions in support (for two properties) were received.

A summary of all submissions with a Council officer response are provided in Attachments B and C.

Submissions supporting the heritage initiatives

21 submissions were received supporting the heritage initiatives - a selection of comments are quoted below:

- I strongly support the revised heritage initiatives for Hurlstone Park and commend Council for their support.
- Hurlstone Park should be heritage listed / a conservation area as it preserves the heritage streetscape of the suburb.
- I am fully supportive of the revised heritage plan and hope it can be finalised as soon as possible.
- So much of the suburb's domestic architectural heritage has been lost through unsympathetic development or wholesale demolition, even in very recent years, that I believe the preservation of existing heritage housing is now vitally important.
- Great to see Council has listened to concerns from residents and put forward a much more inclusive and reasonable plan.
- I think the height reduction for the shops in Crinan Street will assist in maintaining the appropriate density and prevent houses being overshadowed by large developments.

Eight of the following supporting submissions raised other issues relating to heritage and development in Hurlstone Park. These issues and responses can be found in the Submissions Table at Attachment B. Below is a summary of issues:

- Council should enforce all existing DAs and stop people living in commercial premises.
- Hurlstone Park needs more activity such as restaurants and other retail.
- Further areas should be added or all of Hurlstone Park made a HCA, similar to Ashbury.
- Preferred the draft Tennent Parade HCA be retained.
- 36 Floss Street and 118 Duntroon Street should be rezoned from B2 Local Centre to R4 High Density Residential.
- Pre 1930 buildings in good condition be retained within the areas proposed to be zoned R3 and R4 and incorporated into new developments.
- Development within HCAs and in the areas surrounding should be built in a design sympathetic to surrounding Federation style buildings.
- Criticism of development on the periphery of the suburb.
- Grants or financial incentives should apply to HCAs
- Disappointing that a large number of properties in Hopetoun Street were not included in the Railway Street HCA.

- Hurlstone Park should be preserved as it is representative of the history and development of much of inner Sydney, not as a museum but a vibrant place to live.
- Prior to finalising the planning proposal Council should be satisfied that all necessary due diligence, assessments and notification have been undertaken.
- Disappointed that 8 Barton Avenue was rated “good” instead of “excellent” in terms of retention of original features.

Recommendation

After reviewing the property, it is agreed that the rating of 8 Barton Avenue can be revised from good to excellent. This simply requires a change to the heritage inventory form for this property.

Regarding the other issues raised, it is not proposed to make any further changes to the exhibited Planning Proposal or draft DCP amendments. There is a detailed response to these issues in the Submissions Table (Attachment B).

Submissions of a general nature objecting or raising significant concerns

Three submissions were received that fall into this category. The issues raised in these submissions are outlined and responded to in the Submissions Table at Attachment B.

Below is a summary of the key issues raised in these submissions:

- Does not understand why Hurlstone Park has been singled out. Other suburbs such as Canterbury, Campsie, Belmore, Lakemba, and Wiley Park require heritage protection.
- Hurlstone Park should share in higher density living given its public transport accessibility and residents should embrace high density living.
- Older houses utilise space and light poorly, let owners build new houses if they wish
- Concerned about the restrictions on development in HCAs. Seeking Council to provide more information to affected residents.

Recommendation

It is not proposed to make any changes to the revised Planning Proposal or draft DCP amendments arising from these comments. However Council will look at opportunities to improve and increase information available for residents of heritage listed properties or within a conservation area. A detailed response to these issues in the Submissions Table (Attachment B).

Submissions specific to Heritage Conservation Areas

An assessment of the HCA specific submissions has been carried out for each HCA, with recommendations outlined below.

Draft Crinan Street Shops HCA

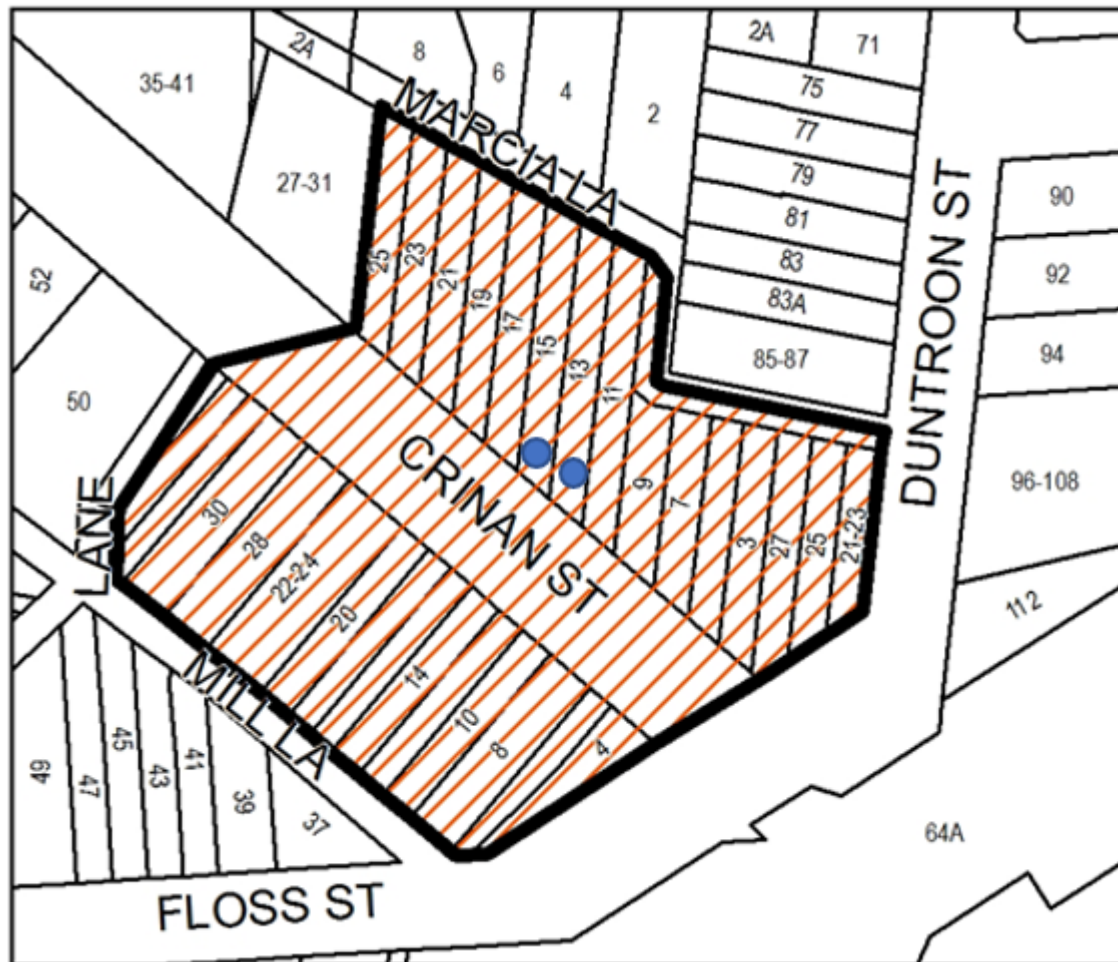
Summary of recommendations

- The HCA proceed as exhibited.

- The change in maximum building height from 14 metres to 11 metres on B2 zoned land within the HCA also proceed as exhibited.

Introduction and background

The draft Crinan Street Shops HCA comprises the traditional Hurlstone Park village centre on Crinan Street and northern part of Floss Street. Map 1 below shows the location of this HCA. The blue dots indicate properties from which submissions have been received.



Map 1: Draft Crinan Street Shops Heritage Conservation Area (blue dots indicate submissions)

The draft HCA is mostly characterised by Federation period terrace shops and residences that are two storeys in height.

It is also proposed to reduce the maximum building height from 14 metres to 11 metres. The intention of this is to limit development to three storeys in height. This is to ensure that upper level extensions are in keeping with the existing predominantly two storey buildings.

Submissions received

Two submissions were received from owners in this draft HCA:

- 13 Crinan Street
- 15 Crinan Street

A submission was also received from the Canterbury Hurlstone Park Chamber of Commerce relating to this draft HCA and draft Floss Street HCA.

The issues raised in these submissions are outlined and responded to in the Assessment report at Attachment C. Below is a summary of the key planning issues raised in these submissions which are addressed below:

- The reduction of the building height from 14 metres to 11 metres reduces development opportunity to zero. Some parapets are already higher than 11 metres. Controls such as setbacks are used by other Councils to maintain an aesthetic historic look to the street.
- An impact of heritage controls in the surrounding residential areas is to reduce the potential future local population around the town centre with a drop in local jobs and business custom.
- The buildings are old and require considerable upkeep. There is a disincentive to invest into older buildings of poor quality constrained by heritage controls.

Assessment and recommendations

The draft Crinan Street Shops Heritage Conservation Area contains a substantially intact streetscape of mostly two storey shop buildings, and it is appropriate to designate this area as a HCA. The proposed reduction in building height from 14 metres to 11 metres should also be progressed to ensure new development is compatible with the existing character of the village centre.

The reduction in height from 14 metres to 11 metres is proposed to restrict upper level extensions on two storey buildings (the most common building type in the centre) to one additional storey. The current height control would allow two storey upper level additions to the existing buildings (i.e. four storey buildings) – a built form outcome considered incompatible with existing buildings.

The City Plan Review supported this position. It found single storey additions would have a minor impact on the bulk and streetscape presentations of the shops. Conversely, two storey additions would have a detrimental impact on the scale, proportions and streetscape presentations of the shops, and will significantly change the character of the traditional shopping strip, even if front setbacks were applied.

The issue raised was whether the proposed 11 metre height limit would allow an extra storey, given that some parapets are already higher than this. The City Plan Review found that façade height in Crinan Street is generally 9-10 metres. The 11 metre height was tested in the review and found that a two storey shop building with a single storey upper extension can be accommodated within this height. It is noted that an extension would start below the parapet height and with modification to the existing roof and walls a third level is achievable.

In relation to the issue of the impact of heritage on future population growth, the heritage controls will largely prevent significant redevelopment in and around the core area of Hurlstone Park. It is considered the long term social benefit of conserving the rare qualities of Hurlstone Park's heritage outweigh not maximising development potential and associated increase in population this would bring.

Notwithstanding, development opportunities for new housing remain in Hurlstone Park including:

- Redevelopment in the nearby New Canterbury Road / Canterbury Road corridor.
- Secondary dwellings, which are permitted in the HCAs.
- Residential conversion of upper level shop floor space, which is facilitated in the DCP.
- Upper level commercial and infill development in the town centre.

For the reasons outlined above and in the Assessment Report (Attachment C), it is not proposed to make any changes to the exhibited Planning Proposal or draft DCP amendments in respect of this HCA.

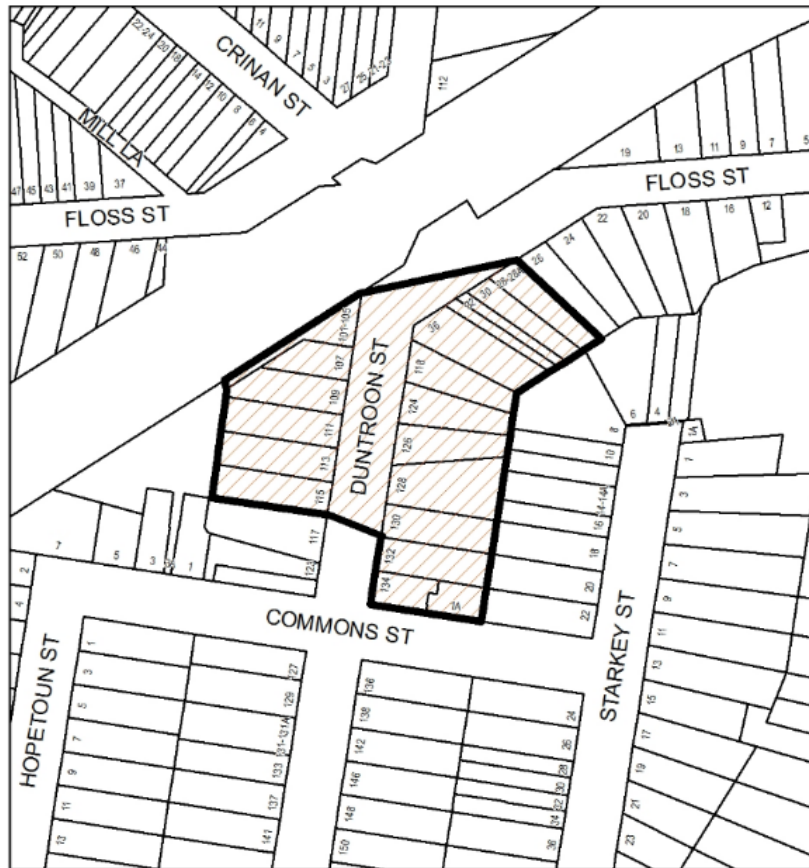
Draft Floss Street HCA

Summary of recommendations

- The HCA proceed as exhibited.
- The change in maximum building height from 14 metres to 9 metres on B2 zoned land within the HCA proceed as exhibited.
- The change in zoning of R3 zoned land to R2 within the HCA also proceed as exhibited

Introduction and background

This draft HCA is immediately south of Hurlstone Park station and is focused around the western part of Floss Street and southern part of Duntroon Street. Map 2 below shows the HCA:



Map 2: Draft Floss Street Heritage Conservation Area (submissions marked by blue dots)

The draft HCA contains commercial buildings that are part of Hurlstone Park town centre and nearby residential development, mostly from the Federation and Inter War period. A large vacant site in the town centre area exists at 36 Floss Street and 118 Duntroon Street where two existing houses were demolished in 2016.

It is additionally proposed to reduce the building height from 14 metres to 9 metres for all B2 Local Centre zoned properties in this HCA. This is to ensure new development is in keeping with existing buildings (see further discussion below).

Submissions received

No submissions were received from property owners objecting to inclusion in this draft HCA.

A submission was received from the Canterbury Hurlstone Park Chamber of Commerce relating to this draft HCA. The issues raised in this submission are outlined and responded to in the Assessment report at Attachment C. Apart from raising general town centre issues (which have been responded to in the Crinan Street Shops HCA discussion), it expressed concern about the negative impact of reducing the height from 14 metres to 9 metres.

Assessment and recommendation

The draft Floss Street Heritage Conservation Area generally contains a substantially intact streetscape of shop buildings, and Federation and Inter War buildings. It is appropriate to designate this area as a HCA, and also reduce the building height from 14 metres to 9 metres for B2 zoned properties.

The proposed reduction in building height is based on a Land and Environment Court decision relating to the nearby 36 Floss Street and 118 Duntroon Street site, to ensure that any new development does not dominate “The Chambers” building, which is the landmark building in this area. To retain the existing 14 metres building height will result in a detrimental impact on existing shops.

A key issue with the appearance of this area is the vacant 36 Floss Street and 118 Duntroon Street site. There is an approved DA on this site for its redevelopment, and a new DA has recently been lodged. Redevelopment of the site would resolve this issue.

Accordingly, it is recommended that the draft HCA and height control changes proceed as exhibited.

For the reasons outlined above and in the Assessment Report (Attachment C), it is not proposed to make any changes to the exhibited Planning Proposal or draft DCP amendments in respect of this HCA.

Draft Railway Street HCA

Introduction and background

This draft HCA is located south of the railway line and consists of a mixture of single storey pre-Federation, Federation and Inter War period dwellings, which range from more modest workers cottages to very ornate examples. The area is further characterised by its landscape context which is defined by its mature plantings in proximity to the railway.

The area is also of historical significance as having been the location of stone quarries which is reflected in both the steep landscape context and incorporation of sandstone into a number of dwellings along Hopetoun Street. The HCA includes one of the first residential subdivisions in Hurlstone Park.

Map 3 below shows the location of this HCA. The blue dots indicate properties from which submissions have been received, and the yellow dots from properties where owners signed a petition objecting to the inclusion of Railway Street in the HCA.



Map 3: Draft Railway Street Heritage Conservation Area (blue dots indicate properties subject to submissions, yellow dots indicate properties subject to a petition)

The draft HCA was recommended in the City Plan Heritage Review. Over 90 submissions received during the 2017 exhibition requested a HCA either in this general area or south of the railway line.

Submissions received

Two submissions were received from owners and a signed petition representing 11 individual properties (noting three of these properties were not in the draft HCA).

Key issues

The issues raised in these submissions are outlined and responded to in the Assessment report at Attachment C. Below is a summary of the key planning issues raised in these submissions:

- The draft HCA does not meet the criteria for being a HCA. The streetscapes and dwellings included in the proposed HCA do not meet key criteria, and the HCA does not sufficiently demonstrate the historical development of Hurlstone Park.
- In particular the southern part of Railway Street does not meet the criteria for being within a HCA. The houses here do not present an architecturally cohesive streetscape dating from a significant period of development within the suburb.
- 17 Hopetoun Street which is included in the HCA is not a heritage property given its contemporary addition which is visible from the street.
- Being on the HCA boundary means a house has no protection from over development or future redevelopment by an adjoining property that is not going to be in a HCA.

- In regard to the eastern side of Hopetoun Street, the HCA boundary would be better commenced at 19 Hopetoun Street - a heritage listed house which the owners accepted when they bought the property.

Assessment and recommendation

A key issue raised is whether this draft HCA meets the criteria for listing, and in particular the southern part of Railway Street. The Canterbury Bankstown Local Planning Panel noted that the draft HCA was worthy of exhibition, but also that this area did not present as a coherent HCA. It recommended that further investigation take place during the exhibition, which has occurred.

The draft HCA firstly has a high level of contributory buildings with 28 of the 33 houses (85%) being contributory. It provides examples of higher quality streetscapes such as the heritage listed houses at 19, 23, 25 and 27 Hopetoun Street, the cottages at 2-10 Railway Street, and house group at 5A-15 Foord Avenue.

Part of the significance of this HCA is that it has a transitional architectural character with housing of different sizes and styles present, reflected by its subdivision, the proximity to the railway line and the local topography. This may explain the comments from the Local Planning Panel about coherency, but the HCA does form a precinct of interest worth conserving. Inclusion in a HCA does not always mean the streetscape is consistent and uniform. Often there will be some properties that are inconsistent and do not contribute to the character of the area. This is appropriate so long as on balance there is strong heritage significance across the precinct.

The southern portion of Railway Street is the least unified part of the HCA in streetscape terms, with three of the eight dwellings being of more modern construction and non-contributory. The intention over time is that management and controls will result in restoration or replacement of existing non-contributory elements. Removing the southern portion of Railway Street would also split the draft HCA into two, exclude the mature plantings in Railway Street that form part of the HCA character, and dislocate the steep topography that is also part of the HCA character.

In relation to the specific objection at 17 Hopetoun Avenue, a site visit was undertaken as part of a review of all objections. It was found that the contemporary rear extension did not reduce the contribution of the property to the HCA to the extent that it should be excluded.

A number of submissions have been received from HCA edge or near edge properties - some raising concerns about the different rules that may apply now or in the future on adjoining properties not in the HCA and the prospect of overdevelopment. Council should take a consistent approach in dealing with these submissions so an appropriate precedent is set.

Being in a HCA puts the property owner in a better situation in this regard than if the property was not included in a HCA. All development that requires a DA on a site in the vicinity of a HCA must consider the requirements of clause 5.10 of the LEP and Section B8.6 of the DCP amendments. The LEP requires a heritage management document be prepared in such instances that assesses the extent to which the proposed development would affect the heritage significance of the HCA. The DCP has more specific controls with the objective that new development does not detrimentally impact upon places of heritage significance.

A HCA however does not restrict complying development from occurring on adjoining properties. Although it is undesirable that nearby complying development does not have to take into account a HCA development continues to be limited by way of height and density to avoid overdevelopment.

As for future redevelopment, any impact on heritage would be considered by Council. Council has identified Hurlstone Park as an indicative special character area in the Local Strategic Planning Statement that would protect the existing low density character. Such areas have been identified because they have a local character that is to be retained and safeguarded from inappropriate development. The special character areas are to be further investigated and refined, currently this process is taking place for future community consultation.

It is not proposed to make any changes to the exhibited Planning Proposal or draft DCP amendments in respect of this HCA. This matter is discussed further in the Assessment Report (Attachment C).

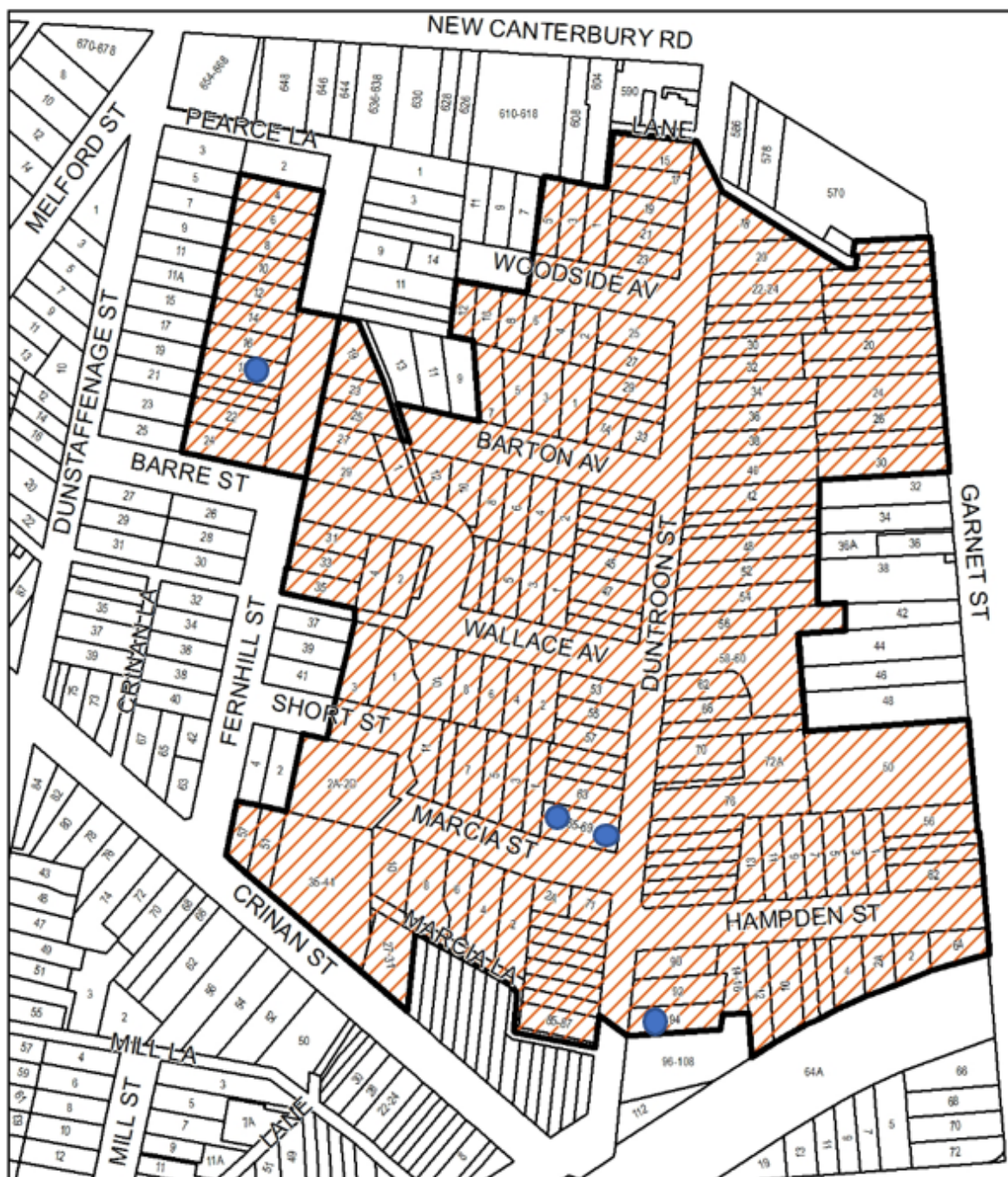
Draft Duntroon Street HCA

Summary of recommendations

- The HCA proceed as exhibited.
- The change in zoning where specified of R3 and R4 zoned land to R2 within the HCA also proceed as exhibited.

Introduction and background

As the name suggests, this draft HCA is focused around Duntroon Street and immediately surrounding streets. Map 5 below shows the location of this HCA. The blue dots indicate properties from which submissions have been received.



Map 5: Draft Duntroon Street Heritage Conservation Area (submissions marked by blue dots)

The draft HCA was largely subdivided in the late 19th and early 20th century and is characterised by late Victorian, Federation and Inter War period housing.

Submissions received

Four submissions were received objecting to inclusion in this HCA from the following properties:

- 65-69 Duntroon Street (two submissions received)
- 94 Duntroon Street
- 18 Fernhill Street

Key issues

The issues raised in the submissions are outlined and responded to in the Assessment report at Attachment C. Below is a summary of the key planning issues raised:

- Why are there buildings that are modern or having no heritage value within a HCA.
- Council has enough planning powers to control what happens to the building in the future.
- Purchased the property because of the R3 zoning.
- Properties that are close to infrastructure should not be down zoned.

Assessment and recommendation

The Draft Duntroon Street Heritage Conservation Area contains generally intact streetscapes of Victorian, Federation, and Inter War houses; and it is appropriate to designate this area as a HCA.

An issue raised in this HCA and other HCAs is the inclusion of buildings that are modern or have no heritage value. It is not unusual for this to occur in a HCA, generally the threshold is at least 70% of buildings contribute to the character. However not including such buildings means if they are redeveloped without appropriate controls in place there is likely further erosion of the HCA character. The intention is that over time that restoration or replacement of existing non-contributory buildings will occur in a way that helps support the predominant character of the HCA.

The issue that Council has enough planning powers to control building design without needing a HCA designation has also been raised in submissions. Without specific controls Council is unable to ensure suitably designed development takes place. HCAs also restrict complying development which can result in design not compatible with the HCA character.

The loss of development potential from changing zones to R2 has been another issue raised in submissions. Most properties in the HCAs do not have further redevelopment potential as single allotments because of their lot size and frontages do not meet necessary requirements. From the response to the initiatives, it seems most owners do not object and are willing to trade this off in exchange for protecting the heritage character of Hurlstone Park. Being in a HCA also does not prevent sympathetic alterations and additions taking place.

A further issue is that the HCAs will not optimise use of infrastructure, as most of the proposed HCA is within 800 metres of the railway station. From a broader city planning perspective however, it is considered that conserving the rare qualities of Hurlstone Park's heritage outweigh not maximising development opportunities in this locality.

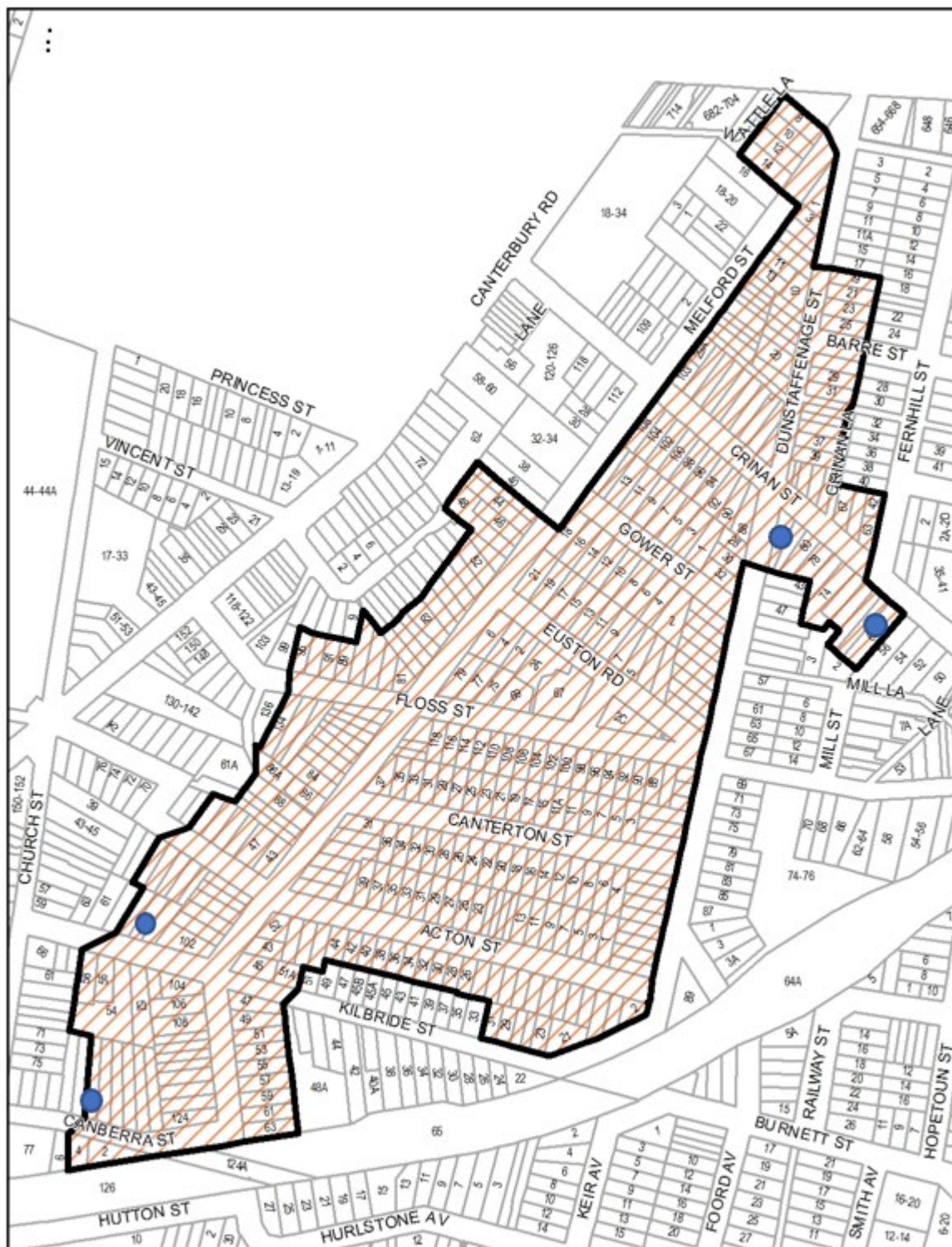
For the reasons above it is not proposed to make any changes to the exhibited Planning Proposal or draft DCP amendments in respect of this HCA. This matter is discussed further in the Assessment Report (Attachment C).

Draft Melford Street HCA

Introduction and background

This is the largest HCA proposed in Hurlstone Park and as the name suggests it is centred around Melford Street. It includes many of the immediately surrounding streets as well.

Map 6 below shows the location of this HCA. The blue dots indicate properties from which submissions have been received.



Map 6: Draft Melford Street Heritage Conservation Area (submissions marked by blue dots)

The HCA is predominantly residential and is characterised by generally wide streetscapes, Federation Queen Anne period houses, occasional detached weatherboard cottages, and groups of Californian Bungalow style houses. There are a number of existing and draft heritage items.

Submissions received

Four submissions were received objecting to inclusion in this HCA from the following properties:

- 53 Acton Street
- 11 Canberra Street
- 62 Crinan Street
- 84 Crinan Street

Key issues

The issues raised in the submissions are outlined and responded to in the Assessment report at Attachment C. Below is a summary of the key planning issues raised:

- The boundary of the HCA is mid street, and this will create a disparity in development in the street.
- The HCA limits the development potential of sites and will have an economic impact on the owners of properties.
- My house is not an example of a Federation or Inter War style, yet it falls within a HCA. The houses behind mine and in other parts of Hurlstone Park are exempt.
- HCA controls are overly restrictive.
- Being on the HCA boundary means a house has no protection from development that does not fit the streetscape or future redevelopment by an adjoining property that is not going to be in a HCA.

Recommendation

The Draft Melford Street Heritage Conservation Area contains generally intact streetscapes of Federation and Inter War houses, and it is appropriate to designate this area as a HCA.

Similar issues came up as for the Duntroon Street HCA in relation to the inclusion of non-contributory buildings, the need for specialised controls, and the loss of development potential from no longer being within in a R3/R4 zone. See the Duntroon Street HCA section of the report for a discussion of these issues.

A further additional issue that was raised in two submissions was the boundary of the HCA falling mid-block. The HCAs were defined as tightly as possible so as to not unnecessarily include non-contributory houses. However, this has meant in some instances that a street may have a dual designation which is unavoidable with this approach. The issues of the impact of neighbouring development are addressed earlier in this report in the Railway Street HCA section.

The issue of HCA controls being overly restrictive was an issue raised in some submissions. The controls have been developed not to be overly restrictive, but it is necessary for HCA controls to be more restrictive to ensure new development will be compatible with the character of the HCA. Being in a HCA also reduces the scope of exempt and complying development, but this is to ensure that alterations or new development does not deteriorate the integrity of the HCA.

For the reasons outlined above and in the Assessment Report (Attachment 2), it is not proposed to make any changes to the exhibited Planning Proposal or draft DCP amendments in respect of this HCA.

Draft Starkey Street HCA

Summary of recommendations

- The HCA proceed as exhibited.
- The change in zoning of R3 zoned land to R2 within the HCA also proceed as exhibited.
- The zoning and height of 26 Floss Street be further investigated.

Introduction and background

The draft HCA is focused around the northern end of Starkey Street. It contains Federation and Inter War houses. Map 4 below shows the location of this HCA.



Map 4: Draft Starkey Street Heritage Conservation Area (submissions marked by blue dots)

Submissions received

One submission containing an objection was received in relation to this HCA. A further submission was received with a series of questions that were answered directly to the submitter by Council. No address was provided in the submission.

Key issues

The issues raised in the submissions are outlined and responded to in the Assessment Report at Attachment C. Below is a summary of the key planning issues raised:

- House does not meet the criteria for having a Contributory 2 ranking.
- The R2 zoning limits the development potential of sites and will impose restrictions on housing.
- There is no support for residents in a HCA such as heritage grants, DA fee waiver, and no clear rules for demolition and rebuilding of detached structures.
- 26 Floss Street (an adjoining property to the rear) needs to be included in Floss Street HCA.

Assessment and recommendation

The Draft Starkey Street Heritage Conservation Area maintains a generally intact streetscape of Federation and Inter War houses (noting there are some non-contributory elements) and is appropriate to designate this area as a HCA.

The property owned by the objector, while altered, is a part of group of similar dwellings and removing it from the HCA would potentially damage its cohesiveness if new development without appropriate controls took place on this property. The house is appropriately ranked Contributory 2 despite considerable non-contributory elements, on the basis of the criteria in Council's DCP. Further discussion is contained in Attachment 2 about this issue.

The issue of loss of development potential from being in a HCA has been addressed elsewhere in section of this report on the draft Duntroon Street HCA.

An issue raised is that there is no support for residents in a HCA such as heritage grants, and DA fee waiver. In response, Council does operate a heritage grant program to assist landowners of heritage items to help fund works to their property given the increased level of development control and potential cost that is associated. The program is planned to run again in the 2020/21 financial year. Any extension to the heritage grant fund would be the subject of a separate report to Council as it would require an amendment to the Council's Heritage Incentives Policy.

The demolition and rebuilding of detached structures is addressed below under the Other Issues section of this report.

The issue regarding 26 Floss Street is that if the Floss Street HCA is implemented it will isolate the controls applying to this site. The Canterbury Bankstown Local Planning Panel has already recommended it not be included in the Floss Street HCA as the objector is seeking, but suggested the zoning be investigated for change from B2 to R3. It is recommended that investigation as to the appropriate height and zoning of this site occur as part of a future LEP amendment.

For the reasons outlined above and in the Assessment Report (Attachment C), it is not proposed to make any changes to the exhibited Planning Proposal or draft DCP amendments in respect of this HCA.

Other Issues

Three submissions were received that raised issues that were covered by responding directly to the submitter and seeking to clarify the situation.

The issues raised and responses are summarised in the Submissions Table at Attachment B.

The key points of these submissions were:

- Clarification as to whether the Heritage Grant Fund applies to draft heritage items
- Uncertainty about the implications of the proposals
- Clarification on the removal of floor space ratio controls from the R2 zone.

These submissions did not progress further to become an objection to the heritage initiatives.

Draft Development Control Plan Amendments

Arising from points raised in the submissions and discussions with residents during the exhibition period, the following amendments are recommended to the draft DCP amendments.

Section B8.5.2 – Contributory Buildings (Building contribution rankings 1 and 2)

A view was expressed that this section did not provide sufficient clarity as to the height of a new roof where it forms part of a single storey extension from an existing roof. This is agreed and it is proposed to add to Control C6 the following clarification:

A new roof must be a minimum of 300mm lower than the existing main roof ridge. However this a minimum only, and this distance may need to be increased depending on the building circumstances.

Section B8.3.2 – External Form and Setting

Section B8.5.2 – Contributory Buildings

Section B8.5.14 – Treatment of Non-Contributory Buildings

One submission raised the issue that the controls are silent on the issue of rebuilding detached structures such as garages, workshops and pergolas.

As a general principle, to maintain the integrity of a heritage item or HCA, rebuilding of existing structures should not take place unless they comply with current controls. This does not prevent repair of existing structures.

It is recommended to clarify this situation by including controls in the relevant sections of the DCP specifying that rebuilding or replacement of existing structures will not be permitted unless the new structure complies with current controls. Where the structure is not permitted, rebuilding or replacement structures will not be allowed.

Building rankings

All properties in HCAs are given a ranking of heritage value (Contributory 1 or 2, or Non-Contributory). Arising from site visits undertaken for assessment of submissions, some properties have been regraded in terms of their ranking. Amendments have also been made to a ranking table to ensure consistency in criteria.

The amended DCP is contained at Attachment D.

Next steps

It is recommended that Council now resolve to progress both the Planning Proposal and draft DCP amendments (with alterations as outlined in this report).

If Council agrees with this recommendation the next steps would be to:

- Exercise Council's delegation to finalise the LEP Amendment.
- inform submitters of Council's decision.
- take the necessary steps to bring the DCP amendments into effect at the time of gazettal of the LEP.

Planning Matters - 23 June 2020

ITEM 5.3 Heritage Grant Fund 2019-2020

AUTHOR Planning

PURPOSE AND BACKGROUND

The purpose of this report is for Council to determine applications made under the Heritage Grant Fund for the 2019-2020 Financial Year.

ISSUE

Council's Heritage Incentives Policy provides for a yearly grant fund which offers grants up to \$5,000 per property for restoration, maintenance and upkeep of heritage listed properties. Council received 17 applications during this funding round.

Council's Heritage Reference Group met and provided recommendations on the applications for Council's consideration, using the criteria set under Council's Heritage Incentives Policy.

RECOMMENDATION That -

1. Council endorse the recommendations from the Heritage Reference Group as outlined in this report (except as amended by this report) and grants be allocated in accordance with Council's Heritage Incentives Policy.
2. All owners who submitted an application be advised of Council's decision.

ATTACHMENTS [Click here for attachments](#)

- A. Minutes of the Heritage Reference Group, 1 June 2020
- B. Grant Funding Criteria

POLICY IMPACT

The Heritage Incentives Policy allows and provides the operational criteria for a Heritage Grant Fund. This report makes recommendations in accordance with this policy.

FINANCIAL IMPACT

Should Council decide to proceed as per the recommendations of this report, the total cost to Council would be \$52,860. This expenditure can be accommodated through Council's existing operational budget which has been allocated for this purpose.

COMMUNITY IMPACT

The recommendations will have a positive community impact through restoration and improvement of heritage listed properties, which might not otherwise occur if funding assistance was not provided.

DETAILED INFORMATION

Introduction

Council adopted the Heritage Incentives Policy on 25 September 2018. This Policy provides for a Heritage Grant Fund that covers the two former Councils.

The Heritage Grant Fund provides funding for eligible projects specifically relating to listed heritage Items. The first funding round was held during the 2018-2019 Financial Year with grant funding provided to nine properties. This is the second funding round of heritage grants.

2019-2020 Heritage Grant Fund

A round of funding commenced during the 2019-2020 financial year. All owners of listed heritage properties (over 200) in Canterbury Bankstown were advised in writing of the commencement of the Grant Funding Round. Owners were given approximately two months until 8 April 2020 to make an application. A total of 17 applications were received and considered for funding.

Funds

- The fund provides grants of up to maximum of \$5,000 per application.
- For external maintenance works there is no requirement to provide matching funding.
- For other works grant funding is on a dollar for dollar basis but not exceeding 50% of the total cost of the approved works and up to a maximum of \$5,000.

Assessment of applications received

The applications were referred to Council's Heritage Reference Group to provide recommendations and an online meeting held on 1 June 2020.

The minutes of the meeting which contain specific recommendation for grant funding are shown at Attachment A. Of the 17 applications received, 11 are recommended to receive grant funding, mostly on a conditional basis.

One application was yet to be determined by the reference group – St Paul's Anglican Church in Canterbury. The applicant's proposed solution to repair the issue of the deterioration of a timber floor is not acceptable. The repair is potentially complex and requires a DA as well as advice from a heritage architect. The reference group recommended that the applicant be encouraged to discuss the issues with our Heritage Advisor, and if an appropriate scheme can be developed then funding up to \$5,000 be provided.

However, as the repairs are potentially complex and may take some time to resolve, and a DA will be required for the work, it is considered under these circumstances that the applicant instead be advised to apply again for funding next round. This is provided that an appropriate scheme for restoration has been developed. Our heritage advisor will contact the applicant to discuss the issues involved.

Otherwise the recommendations of the Heritage Reference Group (refer Attachment A) are supported for endorsement by Council.

A summary of information relating to assessment criteria and information required in applications, within the Heritage Incentives Policy, is contained at Attachment B.

Next steps

If Council decides to proceed with endorsing the Heritage Grant funding as recommended, the next step in the process will be to advise applicants of its decision. From there, implementation of funding will occur in line with the Heritage Incentives Policy.

A further round of funding has been budgeted for and will occur in the 2020-2021 financial year.

ITEM 5.4 Livable Housing Discussion Paper

AUTHOR Planning

PURPOSE AND BACKGROUND

This report summarises the exhibition of a Livable Housing Discussion Paper. The basis for the Discussion Paper is to inform new development controls that will deliver housing that is easier to use for all residents including seniors, people with temporary injuries, families with young children, and people with disabilities and their families. It is also designed to ensure more housing in the Canterbury Bankstown Local Government Area is available to meet the changing needs of its community throughout their lifetime and better enable residents to age in place.

ISSUE

In September 2019, Council resolved to exhibit a Discussion Paper with options on how Council may proceed to address future demand for livable housing.

Council received 19 submissions in response to the exhibition. Most submissions support the application of the Livable Housing Design Guidelines, particularly in relation to secondary dwellings, houses and dual occupancies. However there are mixed views on the best approach to adopt for multi dwelling housing and apartments.

In considering the submissions, it is proposed to apply the Livable Housing Design Guidelines to new development as part of the Draft Consolidated Development Control Plan. The proposed development controls would be largely based on Option 2 of the Discussion Paper, and would apply:

1. The Silver Standard to new secondary dwellings and houses that require a development application.
2. A mix of Silver and Gold Standards to new dual occupancies that require a development application.
3. A mix of Silver and Gold Standards to a proportion of dwellings within new multi dwelling housing, apartments and boarding houses.

The intended outcome is to provide a mix of housing products where the rooms and layout are of a size that are usable by a broader cross-section of our community. For example, slightly wider doorways or passageways are more easily navigated by users of mobility devices such as walking frames, wheelchairs or a child's pram. The Gold Standard requires bedrooms on the ground floor.

However, in applying the proposed development controls such as the requirement for step-free pathways in front yards, flexibility would be given to difficult sites. It is not proposed to apply the development controls to steeply sloping sites or to modifications to existing dwellings. It is also not possible to apply Council's DCP controls to development approved as complying development under the State's codes.

Should Council decide to exhibit and adopt the Draft Consolidated Development Control Plan which will be presented to Council later in 2020, the development controls outlined in this report would be reflected in the Development Control Plan. Appropriate site and development layout testing will be undertaken to ensure the changes proposed in this report continue to be workable in tandem with any other new development controls.

Should the National Construction Code change its settings for livable housing in 2022 as anticipated, Council will review the development controls at this time.

RECOMMENDATION That -

1. Council endorse the Livable Housing Design Guidelines as outlined in this report.
2. The development controls arising from the Livable Housing Design Guidelines be inserted into the Draft Canterbury Bankstown Consolidated Development Control Plan which will be brought to Council for consideration later in 2020.
3. Council review its livable housing development controls once the National Construction Code changes its settings for livable housing.

ATTACHMENTS [Click here for attachments](#)

- A. Council Report–Ordinary Meeting 24 September 2019
- B. Discussion Paper
- C. Submissions Report

POLICY IMPACT

This matter is consistent with Council's Local Strategic Planning Statement *Connective City 2036*, which guides the future of the Canterbury Bankstown Local Government Area. An action in *Connective City 2036* is to encourage homes that enable our community to age-in-place and to encourage homes that are easier to use for all occupants including seniors, people with temporary injuries, families with young children, and people with disabilities and their families. This matter implements this action of *Connective City 2036*.

Although the National Construction Code has identified what are ideal development controls, implementing the development controls as outlined in this report is one step further and will make Council a policy leader in this space.

Notwithstanding, and with the intent of ensuring Council's planning and development controls remain contemporary and reflective of best practice, this report recommends that Council reviews its livable housing development controls once the National Construction Code changes its settings for livable housing and implements a National Code.

FINANCIAL IMPACT

This matter has no financial implications for Council.

COMMUNITY IMPACT

The intended outcome of this matter is to inform amendments to Council's development controls based on a preferred option to make new homes easier to use for the community.

As outlined above, the intended outcome of this matter is to inform amendments to Council's development controls based on a preferred option to make new homes easier and safer to use for a broader cross section of our community and to enable our residents to more safely age in place.

Although the National Construction Code Guideline has identified what are ideal development controls, implementing the development controls as outlined in this report is one step further and will make Council a policy leader in this space.

A key consideration of Council's review was not to unreasonably drive upward cost implications for our community and industry. In this regard, the National Construction Guideline states:

It makes smart sense to commit to livability features when a home is first designed and built rather than wait for an unplanned need to arise. In fact, international research shows that it's 22 times more efficient to design for adaptability up front.

Implementing livable housing development controls will deliver the following benefits for our community, more housing that is:

- easier to enter
- easier to navigate in and around
- designed with livable housing standards upfront
- responsive to the changing needs of home occupants.

DETAILED INFORMATION

BACKGROUND

At the Ordinary Meeting of 24 September 2019, Council resolved to exhibit a Discussion Paper with options on how Council may proceed to address future demand for livable housing (refer to the Council report as provided in Attachment A and the Discussion Paper as provided in Attachment B).

In summary, the NSW Government, industry, social housing providers and some councils are moving from the Adaptable Housing Australian Standard to a new set of guidelines, known as the Livable Housing Design Guidelines.

The Livable Housing Design Guidelines were introduced in 2010 following the National Conference on Universal Housing Design. The Commonwealth Government supports the Guidelines as a way to provide nationally consistent guidelines. Livable Housing Australia (a not-for-profit organisation) was created to administer the Guidelines.

The Guidelines aim to provide suitable accommodation for a broad range of the community including seniors, people with temporary injuries, families with young children, and people with disabilities and their families; plus enable people to age-in-place.

The Guidelines contain three types of building design standards: Platinum, Gold and Silver. Livable Housing Australia's goal is for all new homes to achieve a minimum standard (Silver), however this target is not legislated and therefore remains discretionary.

The table below provides a comparison of the Adaptable Housing Australian Standard and the Livable Housing Design Guidelines.

Adaptable Housing Australian Standard	Livable Housing Design Guidelines
<p>The Australian Standard is specific to designing homes to accommodate varying degrees of physical ability over time.</p> <p>It is designed to meet the needs of people requiring higher level access from the outset, and usually designed and built with a specific person's needs in mind.</p> <p>The basic premise is that every home should be accessible to a visitor using a wheelchair. The Australian Standard also requires the home to be adaptable for an occupant using a wheelchair.</p>	<p>The Livable Housing Design Guidelines contain three types of building design standards:</p> <p><u>Silver Standard:</u> The minimum standard which focusses on seven core design elements to ensure future flexibility and adaptability of the home (namely entry and corridor widths, and bathrooms). Incorporating these features will avoid more costly home modification if required at a later date.</p> <p><u>Gold Standard:</u> This higher standard enhances the requirements for most of the core design elements plus additional elements. It provides for more generous dimensions for most of the core design elements and introduces additional elements in areas such as the kitchen and bedroom.</p> <p><u>Platinum Standard:</u> This is the highest standard. All 15 elements are featured in the Platinum</p>

	Standard. This standard describes the design elements that would better accommodate ageing in place and people with higher mobility needs. This standard requires more generous dimensions for most of the core design elements and introduces additional elements for features such as the living room and flooring.
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The options identified in the Discussion Paper include:

Options	Implications
<p><u>Option 1 (Livable Housing):</u> Apply the minimum standard (Silver) under the Livable Housing Design Guidelines to all new homes that require development approval.</p>	<p><u>Benefits:</u> This option provides the minimum standard to meet the changing needs of most home occupants throughout their lifetime. It uses standard building products and practices to overcome access and usability problems.</p> <p>This option may be applied more widely as it is the least costly option.</p> <p><u>Limitations:</u> This option applies mainly to entry ways, corridors and bathrooms, and does not apply to the design of other rooms in the home. The Silver Standard does not require bedrooms on the ground floor.</p>
<p><u>Option 2 (Livable Housing):</u> Apply a mix of the minimum and higher standards (Silver, Gold and Platinum) under the Livable Housing Design Guidelines to most new homes that require development approval.</p>	<p><u>Benefits:</u> Rather than limit the building design to the minimum Silver Standard, this option proposes to apply a mix of the Platinum, Gold and Silver Standards as follows:</p> <ul style="list-style-type: none"> • 20% Silver, 10% Gold and 10% Platinum to new apartments and multi dwelling housing (e.g. villas and townhouses); • Gold Standard to at least one dwelling in a dual occupancy; and • Silver Standard to new secondary dwellings and houses requiring a development application. <p>It provides a mix of housing products where the rooms and services are of a size that are usable by a broader cross-section of our community. For example, slightly wider doorways or passageways are more easily navigated by users of mobility devices such as walking frames, wheelchairs or a child's pram. The Gold Standard requires bedrooms on the ground floor.</p> <p><u>Limitations:</u> This option requires more generous dimensions for most rooms compared to the Silver Standard under Option 1. The Gold and Platinum Standards cost more to apply compared to the Silver Standard.</p>
<p><u>Option 3 (Adaptable Housing):</u> This option proposes to continue with the current policy, rather than apply the Livable Housing Design Guidelines.</p>	<p><u>Benefits:</u> This option proposes to continue with the current policy, rather than apply the Livable Housing Design Guidelines. There are no additional financial implications.</p> <p><u>Limitations:</u> This option does not meet a growing trend toward industry best practice directions. The Australian Standard does not require bedrooms on the ground floor.</p>

It is noted that the above options would apply to new residential development that require development application approval (not including modifications to existing homes). It is not possible to apply Council's DCP controls to complying development (such as houses, secondary dwellings, dual occupancies, manor houses and seniors housing) under the State codes.

EXHIBITION

Council exhibited the Discussion Paper from 16 October to 22 November 2019. The exhibition process included:

- Displays at Council's Customer Service Centre (Bankstown and Campsie Branches) and Council's website.
- Public notification in local newspapers.
- Notification letters to industry, state agencies, and community housing and aged care providers.

Over 250 people viewed the Discussion Paper on Council's website during the exhibition period. In response, Council received 19 submissions. Twelve submissions are specific to the livable housing options and seven submissions raise other issues for consideration. The responses include submissions by Livable Housing Australia, aged care representatives, industry agencies, state agencies, residents and community groups.

In summary, most submissions support the application of the Livable Housing Design Guidelines, particularly in relation to secondary dwellings, houses and dual occupancies. However there are mixed views on the best approach to adopt for multi dwelling housing and apartments, as outlined in the table below.

	Preferences in Submissions				
Submission	Secondary Dwellings	Houses	Dual Occupancies	Multi dwelling housing	Apartments
1	100% Silver	100% Silver	100% Silver	100% Silver	100% Silver
2	100% Silver	100% Silver	50% Gold	20% Silver 10% Gold 10% Platinum	20% Silver 10% Gold 10% Platinum
3	100% Silver	100% Silver	50% Gold	20% Silver 10% Gold 10% Platinum	20% Silver 10% Gold 10% Platinum
4	100% Silver	100% Silver	50% Gold	20% Silver 10% Gold 10% Platinum	20% Silver 10% Gold 10% Platinum
5	100% Silver	100% Silver	50% Gold	80% Silver 10% Gold 10% Platinum	80% Silver 10% Gold 10% Platinum
6	100% Silver	100% Silver	50% Gold 50% Silver	80% Silver 10% Gold 10% Platinum	80% Silver 10% Gold 10% Platinum

7	100% Silver	100% Silver	100% Gold	20% Silver 10% Gold 10% Platinum	20% Silver 10% Gold 10% Platinum
8	100% Gold	100% Gold	100% Gold	100% Gold	100% Gold
9	100% Gold	100% Gold	100% Gold	100% Gold	100% Gold
10	100% Silver	100% Silver	N/A	N/A	20% Silver 10% AS4299
11	100% Silver	100% Silver	100% Silver	100% Gold	100% Gold
12	National Construction Code	National Construction Code	National Construction Code	National Construction Code	National Construction Code
Most occurring	100% Silver	100% Silver	50% Gold	20% Silver 10% Gold 10% Platinum	20% Silver 10% Gold 10% Platinum

Attachment C provides a summary of the submissions and Council's response.

KEY ISSUES

The key issues raised by submissions include:

Issue 1: Secondary dwellings and houses

The majority of submissions support the application of the Silver Standard to new secondary dwellings and houses requiring a development application.

Comment: The preferred option based on feedback is to apply the Silver Standard to new secondary dwellings and houses requiring a development application. This is equivalent to Option 2 of the Discussion Paper.

Issue 2: Dual occupancies

The majority of submissions support the application of the Gold Standard to dual occupancies, particularly as it requires a bedroom on the ground floor.

Comment: The preferred option based on feedback is to apply the Gold Standard to one dwelling in a dual occupancy requiring a development application and the Silver Standard to the second dwelling. Council will undertake further site testing to confirm this approach is workable once any other new controls are applied to Council's comprehensive development control plan. This is similar to Option 2 of the Discussion Paper.

Issue 3: Apartments and multi dwelling housing

The approach for apartments and multi dwelling housing received a mixed response. While the majority of submissions support the application of the Silver and Gold Standards, the submissions noted that:

- Mix and match proportions have not worked in the past and are unlikely to work in the future. There is no record of which homes are Silver, Gold or Platinum.

- The Livable Housing Design Guidelines are intended for detached dwellings rather than apartments.
- The Platinum Level should be reserved to retirement homes and nursing homes.

Comment: The preferred option based on feedback is to apply the development controls to at least 40% of dwellings in new apartments and multi dwelling housing i.e. the Silver Standard to at least 20% of dwellings and the Gold Standard to at least 20% of dwellings to ensure there is a mix of housing products that are usable by a broader cross-section of the community. This is similar to Option 2 of the Discussion Paper. As a result of community feedback, it is not proposed to apply the Platinum Standard as this design standard is relevant for aged care facilities, nursing homes and people with certain disabilities. This has been verified with the Master Builders Association.

Issue 4: Boarding houses

A submission requests the application of the Livable Housing Design Guidelines (Silver Standard) to boarding houses to improve accessibility to all dwellings in the Canterbury Bankstown Local Government Area.

Comment: The preferred option based on feedback is to apply the Silver Standard to at least 20% of boarding rooms in new boarding houses.

Issue 5: National Construction Code

A submission requests that Council does not amend the existing development controls until the Australian Building Codes Board (ABCB) completes its review of livable housing options. As background, the Building Ministers' Forum (which includes the NSW Government) requested the ABCB to investigate livable housing options to be regulated through the National Construction Code. In 2018, the ABCB released the Accessible Housing Options Paper for public comment. Work has begun on the Regulatory Impact Statement due to be completed in 2020. Based on this work, the ABCB may revise the National Construction Code, to take effect in 2022.

Council's Discussion Paper was viewed as a 'doubling up' of the ABCB's current work and that no planning or building regulation should be implemented without first carrying out a Regulatory Impact Statement to demonstrate the net benefit for home owners.

Comment: Council will review the development controls in response to any changes to the National Construction Code.

Issue 6: Difficult and sloping sites

A submission questions whether the application of the Livable Housing Design Guidelines is practical on difficult or sloping sites, in particular the requirement for *'a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling'*.

Comment: The preferred option based on feedback is to provide flexibility in the application of the development controls on difficult sites. It is not proposed to apply the development controls to steeply sloping sites with a gradient greater than 1:20.

NEXT STEPS

Council has recently exhibited its Draft Consolidated Local Environmental Plan as part of the Accelerated Local Environmental Plan Program. The next step is to prepare and exhibit the Draft Consolidated Development Control Plan to support the Local Environmental Plan.

In considering the submissions, it is recommended that Council apply the Livable Housing development controls (largely based on Option 2 of the Discussion Paper) in the Draft Consolidated Development Control Plan as follows:

Development types	Proposed controls
Secondary dwellings and houses	Require all new secondary dwellings and houses to achieve the Silver Standard.
Dual occupancies and semi-detached dwellings	Require one dwelling in new dual occupancies and semi-detached dwellings to achieve the Gold Standard and the second dwelling to achieve the Silver Standard.
Multi dwelling housing and attached dwellings	Require at least 20% of new dwellings to achieve the Silver Standard and further 20% of new dwellings to achieve the Gold Standard.
Apartments and shop top housing	Require at least 20% of new dwellings to achieve the Silver Standard and further 20% of new dwellings to achieve the Gold Standard noting shop top housing will not deliver dwellings at the ground floor as this would contradict the LEP definition. Shop top housing however generally provides lift access to residential floors of development.
Boarding houses	Require at least 20% of boarding rooms in new boarding houses to achieve the Silver Standard.

Although the Silver Standard represents the base requirements, as a minimum, the Silver Standard requires:

- A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level although this will be subject to site requirements
- A level (step-free) entrance into the dwelling.
- Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
- A toilet on the ground (or entry) level that provides easy access.
- A bathroom that contains a hobless (step-free) shower recess.
- Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
- A continuous handrail on one side of any stairway where there is a rise of more than one metre.

In applying the proposed development controls such as the requirement for step-free pathways in front yards, flexibility would be given to difficult sites. It is not proposed to apply the development controls to steeply sloping sites or to modifications to existing dwellings.

The changes outlined in this report would replace Council's current adaptable housing controls, which are based on generic Australian Standards.

The exhibition of the Draft Consolidated Development Control Plan is proposed to occur in the second half of 2020, would incorporate the livability development controls and the matter would be reported to Council prior to exhibition period.

Should Council decide to adopt the Draft Consolidated Development Control Plan inclusive of livable housing controls, it is recommended to review the operation of the livability development controls (as outlined in this report) once National Construction Code introduce their final guidelines.

ITEM 5.5 Adoption of the Canterbury Development Contributions Plan - Works Program

AUTHOR City Future

PURPOSE AND BACKGROUND

To consider the adoption of amendments to the works program for the Canterbury Development Contributions Plan 2013.

ISSUE

At the Ordinary Meeting of 28 April 2020, Council resolved to exhibit amendments to the 2013 Canterbury Development Contributions Plan Works Program.

Council received one submission in response to the exhibition. This report summarises comments received during the exhibition period and recommends the adoption of the Works Program as exhibited.

RECOMMENDATION That -

1. Council adopt the amendments to the Works Program contained within the Canterbury Development Contributions Plan 2013 as shown in Attachment A.
2. The amendments to the Canterbury Development Contributions Plan 2013 will come into effect on the date specified in a public notice.

ATTACHMENTS [Click here for attachments](#)

- A. Canterbury Development Contributions Plan 2013
- B. Canterbury Development Contributions Plan - 28 April 2020 Council Report

POLICY IMPACT

This housekeeping review of the Works Program within the Canterbury Development Contributions Plan is an administrative amendment to the existing Plan. It does not alter the policy intent or contribution rates of the Plan and is a further step towards aligning the contributions plans across the City of Canterbury Bankstown.

FINANCIAL IMPACT

The Canterbury Development Contributions Plan, as adopted in 2013, outlines approximately \$106 million of infrastructure improvement works in the former Canterbury LGA over the life of the plan. The projected contributions income to Council remains the same, estimated at \$86 million over the life of the plan. As a result, there will still be a requirement for Council to supplement the shortfall of the plan through other sources of income including grants, general revenue or loans. This shortfall will be managed through Council's annual budgetary processes as part of the development of the annual capital works program.

COMMUNITY IMPACT

The Canterbury Development Contributions Plan remains committed to approximately \$106 million of infrastructure works for open space, recreation facilities, community facilities and public domain facilities over the life of the plan.

Should Council decide to proceed, the next step is to endorse the revised works program and adopt as Council document.

It is intended that the housekeeping amendments to the Works Program incorporated into the Canterbury Development Contributions Plan 2013 would come into effect from 6 July 2020.

DETAILED INFORMATION

Background

At the Ordinary Meeting of 28 April 2020 (Attachment B), Council resolved to exhibit amendments to the 2013 Canterbury Development Contributions Plan Works Program. The intent of the amendments was to ensure that infrastructure delivery priorities for the land to which the Plan applies are current and reflective of Council's priorities.

The Canterbury Development Contributions Plan (the Plan) was adopted in 2013.

The Plan identifies infrastructure projects that will be funded by these contributions and levies. The works program is based on the application of local infrastructure contributions along with funds from other sources towards the delivery of a prioritised list of infrastructure items (ie items listed in Part 5 of the Plan). It is noted in the Plan that the scope of, and priority attached to, each of the infrastructure items will likely change over the life of the Plan. It is also likely that the estimated cost of items will need to be adjusted as facility designs are firmed up and indexed as time passes to ensure project costs are covered.

Update to the Works Program

It is important that the priorities within the Works Program are consistent with Council's suite of integrated planning documents and adopted strategic plans. More recently, Council and the community have experienced a shift in infrastructure priorities arising from the adoption of multiple strategic documents and the identification of works required to increase the carrying capacity of important community infrastructure assets.

In undertaking the recent review of the works program, Council considered the need to incorporate projects which align with recently adopted strategic plans and a higher demand for local infrastructure.

The Works Program in the Canterbury Development Contributions Plan 2013 (Attachment A) has been updated to reflect this.

Exhibition

Council at its meeting on 28 April 2020 resolved to exhibit the amendments to the Canterbury Development Contributions Plan 2013 Works Program from 29 April to 5 June 2020. Due to COVID-19, Council's exhibition practices were amended slightly to adhere to Government guidelines while still ensuring good coverage. The exhibition process included:

- On-line community forum at www.haveyoursaybankstown.com.au including the capability to read the Works Program amendments online.
- Public notification in the local newspapers (Torch & Inner West).

During exhibition, there were 207 views and 51 repeat visits and Council received one direct submission from a local resident.

External Submissions

The key issues raised in the submission are summarised below:

Issue 1: Council's intention for merging the Canterbury and Bankstown Contributions Plans

The submitter seeks clarification of Council's intentions to merge the existing Canterbury and Bankstown Contributions Plans.

The draft 2020/21 Operational Plan identifies that Council will create a new Canterbury-Bankstown Development Contributions Plan to fully align the funding of community infrastructure, including review of works schedule.

Comment: No change required to the Canterbury Development Contributions Plan Works Program.

Issue 2: Clarification on projects within the Works Program

The submitter seeks clarification on existing projects in the Works Program and suggests additional projects for inclusion.

The focus of this house keeping review was to address immediate priorities in Council's draft 2020/21 Capital Works Program. In developing a city wide Development Contributions Plan, Council will be reviewing all projects currently in each of Council's Development Contributions Plans and assessing their priority. The comments provided as part of this submission will help inform Council's future planning. A detailed response addressing the comments will be provided to the resident.

Comment: No change required to the Canterbury Development Contributions Plan Works Program.

Adoption

Should Council support the recommendations in this report, it is recommended that Council adopt the amendments to the Canterbury Development Contributions Plan 2013 Works Program. Following adoption, Council is required to place a public notice in the local newspaper stating when the changes come into effect. It is intended that the amended Works Program would come into effect from 6 July 2020.

6 POLICY MATTERS

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

7 GOVERNANCE AND ADMINISTRATION MATTERS

The following items are submitted for consideration -

7.1	Adoption of the 2020/21 Operational Plan (including 2020/21 Budget and Schedule of Fees and Charges), and Supporting Updated Resourcing Strategies.	111
7.2	Helping You Help Others Grants	129
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7.6	Cash and Investment Report as at 31 May 2020	149
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Governance and Administration Matters - 23 June 2020

ITEM 7.1 **Adoption of the 2020/21 Operational Plan (including 2020/21 Budget and Schedule of Fees and Charges), and Supporting Updated Resourcing Strategies.**

AUTHOR **City Future**

PURPOSE AND BACKGROUND

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

- The 2018-21 Delivery Program sets out the principal services Council will undertake, priorities, service commitments, transformative actions and measures for the period 2018 to 2021. It was adopted in June 2018;
- The Operational Plan, which outlines the financial resources to be allocated and the projects to be completed in that financial year. It includes a breakdown of Council's operating budgets and planned expenditure, as well as other financial information, and Council's Revenue Policy, Pricing Policy and Schedule of Fees and Charges. Operational Plans are prepared annually and, following a minimum 28 day exhibition period, are usually required to be adopted by Council prior to 1 July each year; and
- Associated Resourcing Strategies required by the legislation detail how Council will provide for asset, financial and workforce management to deliver these plans.

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

It has been developed as Council and the community cope with the impact of the environmental and health emergencies during 2019/20, which have altered Council's ability to provide services and facilities in the present, and to fund and provide for future operations.

ISSUE

This report seeks:

- to adopt the 2020/21 Operational Plan, including the 2020/21 Budget (and accompanying financial statements) and the 2020/21 Schedule of Fees and Charges (Attachment A); and
- to reflect latest financial information and forecasts in the 10-year Long Term Financial Plan, and the 10-year Asset Management Strategy.

RECOMMENDATION That -

1. In accordance with sections 402 to 406 of the *Local Government Act 1993*, Council adopt the Operational Plan 2020/21 including 2020/21 Budget, 2020/21 Capital Expenditure Program, Council's Revenue and Pricing Policies and 2020/21 Schedule of Fees and Charges, and updated asset and financial resourcing strategies.
2. Those members of the community that have provided formal submissions be thanked and advised of Council's responses in this report.
3. In accordance with sections 534, 535 and 538 of the *Local Government Act 1993*, Council makes the following Rates and Charges – former Bankstown Council:

3.1 Rating

Subject to the provisions of Sections 404 and 494 of the *Local Government Act 1993*, an ordinary rate be made and levied for the rating year 1 July 2020 to 30 June 2021 upon the land value of all rateable land within the former city categorised as Residential or Business as detailed in the following table:

Category / Short Name	Ad-Valorem Rate (cents in \$)	Minimum Rate \$
Residential – Ordinary	0.207299	\$636.80
Business – Ordinary	0.549445	\$778.70
Bankstown Town Centre Special – see 3.1.1	0.092940	Nil

3.1.1 Bankstown Town Centre Special Rate

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

3.2 Domestic Waste Management Service Charges

Subject to provision of Sections 496, 501, 502 and 504 of the *Local Government Act 1993*, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2020 to 30 June 2021, as follows:

Type of Charge	Short Name	Annual Charge
An Annual Domestic Waste Management Service charge per service for each parcel of Rateable Residential land for which a service is available.	Domestic – Waste Management	\$565.00
Each additional service in respect of single dwelling premises.	Domestic Waste Extra Service	\$310.00
Each additional service in respect of multi residential units - 240L.	Domestic Waste Extra Strata Service	\$343.00
Each additional service in respect of multi residential units - 660L.	Domestic Waste Extra Strata Service	\$943.00
Each additional service in respect of multi residential units - 1100L.	Domestic Waste Extra Strata Service	\$1,543.00
Each additional service in respect of recycling.	Extra Recycling Service	\$87.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$142.00
Rateable Vacant Land	Domestic Waste Vacant Land	\$148.00

3.3 Stormwater Management Charges

Council make and levy an annual stormwater management service charge for the year 1 July 2020 to 30 June 2021 as follows:

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

3.3.2 Mixed Developments

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

3.3.3 Bankstown Airport

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

3.3.4 Exemptions

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

3.4 Interest Rate on Overdue Rates & Charges

Subject to the provisions of Section 566 of the Local Government Act 1993 the rate of interest charged on overdue rate instalments be set at the maximum rate specified by the Minister for Local Government from time to time. The rate of interest for 2020-2021 has been adjusted to provide relief for ratepayers in relation to COVID-19 to 0% per annum for the period 1 July 2020 to 31 December 2020 (inclusive); and 7% per annum for the period 1 January 2021 to 30 June 2021 (inclusive), calculated on a daily basis.

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

4.1 Rating

Subject to the provisions of Sections 404 and 494 of the Local Government Act 1993, an ordinary rate be made and levied for the rating year 1 July 2020 to 30 June 2021 upon the land value of all rateable land within the former city categorised as Residential or Business as detailed in the following table:

Category / Short Name	Ad-Valorem Rate (cents in \$)	Minimum Rate
Ordinary - Residential	0.180159	\$713.90
Ordinary - Business	0.455657	\$713.90

4.2 Domestic Waste Management Service Charges

Subject to the provisions of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2020 to 30 June 2021, as follows:

Type of Premises	Short Name	Annual Charge
Single dwellings, a granny flat, dual occupancies and villas & townhouses (having and controlling use and storage of own bins).	Domestic Waste Service	\$530.00

Strata units and flats (with 1 or more bedrooms, not being flats owned by charitable or benevolent institutions for the housing of aged, infirm or disabled persons).	Domestic Waste Service	\$530.00
Flats owned by charitable or benevolent institutions for the housing of aged, infirm or disabled persons.	Waste Management – Non Rateable	\$530.00 for each rubbish bin
Properties categorised as Business (with or without residential accommodation)	Waste Management – Business	\$530.00
Each additional service.	Domestic Waste Extra Service	\$310.00
Each additional service in respect of multi residential units - 240L.	Domestic Waste Extra Strata Service	\$343.00
Each additional service in respect of multi residential units - 660L.	Domestic Waste Extra Strata Service	\$943.00
Each additional service in respect of multi residential units - 1100L.	Domestic Waste Extra Strata Service	\$1,543.00
Each additional service in respect of recycling.	Extra Recycling Service	\$87.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$142.00
Vacant Land – refers to land that is devoid of buildings and excludes land on which building works are in progress	Domestic Waste - Vacant	\$148.00

4.3 Stormwater Management Charges

Council make and levy an annual stormwater management service charge for the year 1 July 2020 to 30 June 2021 as follows:

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

4.3.2 Mixed Developments

- Adopt the dominant Rating category as applied to the parcel of land as determined by the Valuer General and apply to each relevant property; and

- In the event that a mixed development is 50% residential and 50% business, Council will apply a residential charge.

4.3.4 Exemptions

- Bowling and Golf Clubs - where the dominant use is open space;
 - Council-owned land;
 - Properties zoned: Open space 6(a); Private Recreation 6(b); and Rural.
5. Subject to the provisions of Section 566 of the *Local Government Act 1993* the rate of interest charged on overdue rate instalments be set at the maximum rate specified by the Minister for Local Government from time to time. The rate of interest for 2020/21 has been adjusted to provide relief for ratepayers in relation to COVID-19 to 0% per annum for the period 1 July 2020 to 31 December 2020 (inclusive); and 7% per annum for the period 1 January 2021 to 30 June 2021 (inclusive), calculated on a daily basis.
 6. Council adopt the proposed Financial Management and Asset Management Strategies and actions, as outlined in the report.

ATTACHMENTS

[Click here for attachments](#)

- A. 2020-21 Operational Plan - Budget - Fees and Charges
- B. Summary of Submissions
- C. Financial Management Strategy - updated 2020
- D. Asset Management Strategy - updated 2020

POLICY IMPACT

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

FINANCIAL IMPACT

The Operational Plan sets out Council's Revenue Policy, Budget and Schedule of Fees and Charges for the 2020/21 financial year.

Whilst the budget will provide the necessary funding required to manage Council's ongoing operational and capital works requirements for the 2020/21 financial year, it also endorses the setting of regulatory elements such as determining the relevant rates for each Rating Category, Annual Levies, and fees and charges.

Council's budget has been prepared in accordance with all known and/or expected forecasts, decisions and/or policies of Council, and will be assessed on a quarterly basis throughout the financial year, as required. Considerable financial impacts have been felt during 2019/20 due to severe bushfire and other weather events and the COVID-19 health emergency, and these impacts will continue to be felt as we enter the new financial year. Council's Financial and Asset Management Strategies are updated annually and reflect the proposed 2020/21 budget, latest financial information, financial forecasts, and the latest asset and condition data.

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

Actual and projected income and expenditure will continue to be reviewed and adjusted as we work through the existing and future challenges.

COMMUNITY IMPACT

The Operational Plan details the projects, activities and finances to implement in 2020/21 to align to the 2018-21 Delivery Program. The Operational Plan is a pivotal integrated planning document which ensure that Council continues to focus the priorities identified by the community and that resources are properly allocated to address them.

The budget has been premised on providing as many business-as-usual services and facilities as possible, and with the need to be flexible and sensitive to changing community and staff needs during 2020/21.

DETAILED INFORMATION

Under the *Local Government Act 1993*, councils are required to develop a hierarchy of plans known as the Integrated Planning and Reporting (IPR) Framework. This Framework requires councils to draw their various plans together and to understand how they interact.

While Council's hierarchy of integrated planning documents focus on short-term and long-term issues facing the City, no amount of preplanning could predict the current circumstances faced by Council staff in delivering services and facilities to our community as a result of the COVID-19 pandemic. Council will review all longer-term plans following the 2021 local government elections, but must adopt an annual budget that copes with the current and challenging times.

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

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

While all levels of government strive to deal with the current health emergency of COVID-19, it is imperative that local government continues to operate and deliver local services and facilities. As we enter the 2020/21 financial year, CBCity will focus on delivering essential services like waste collection, street cleaning, parks maintenance, roads maintenance, development services, regulation and compliance, and Meals on Wheels at current or increased levels. It will also focus on maintaining and upgrading associated essential infrastructure. Other council services and facilities like leisure and aquatics, libraries, community centres, sport and recreation programs, will continue to become more available when the safety of community and staff are not compromised.

The Operational Plan (Attachment A) expands on the priorities in the Delivery Program by identifying the specific services and projects Council will provide over the next financial year. During 2020/21, Council will expend over \$343 million on essential services and \$78.4 million on improving assets. This includes \$25 million for roads and transport; \$16.3 million for parks and recreation; \$14.7 million for community buildings; \$2.3 million for environmental works and \$1.9 million for upgrades to town centres.

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

Leading and Engaged

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

Healthy and Active

- Greenacre Splash Waterplay and Playspace
- Detailed designs for the upgrade of Canterbury Leisure and Aquatic Centre and concept designs for the upgrade of Max Parker Leisure and Aquatic Centre
- \$1.1 million for library resources
- Playground upgrades at Parry Park, Flinders Slopes, Playford Park, Northcote Reserve and Harold Reserve
- A new synthetic field surface at Rudd Park
- Construction of new amenities building at Graf Park

Prosperous and Innovative

- Continued implementation of the Smart City Road Map
- A night-time economy and buy local campaign
- A City Events and City Activation Strategy
- New signature event for the City

Moving and Integrated

- Canterbury Road Underpass
- Regional road reconstruction of Chapel Road, Bankstown and stage one of road rehabilitation works at Haldon Street, Lakemba
- Bridge widening works at Hector and Wolumba Streets, Chester Hill

Safe and Strong

- A new community space in Hurlstone Park
- Outdoor learning space at Ewen Park
- Design for a community centre at Thurina Park

Liveable and Distinctive

- Preparing a Bankstown Place Strategy and Campsie town centre masterplan
- Implementing the Local Strategic Planning Statement – Connective City 2036
- Illegal dumping initiatives
- Continued advocacy for improved planning outcomes for the City

Clean and Green

- Progress to provide a solar farm for the City
- Pollution control devices at Villawood, Birrong and Bass Hill
- Restoration of the ponds at Wiley Park
- Interactive media and social media campaign regarding river health
- Catchment and Waterways Strategic Plan
- Biodiversity Strategic Plan and Urban Forest Strategy
- Interactive residential native plant guide

- Resourceful City Strategic Plan

EXHIBITION

Council considered the draft Operational Plan at its meeting held on 28 April 2020 and gave approval for public exhibition. The Plan was exhibited from 29 April to 29 May 2020. A number of strategies were used to ensure that the exhibition achieved good coverage of the City however Council's usual exhibition arrangements were modified to incorporate health restrictions which were in operation at the time:

- Notices published in the electronic version of local papers;
- Posters on community notice boards in selected town centres;
- All documents made available on the Council's website;
- Local Members advised and meetings held if requested;
- E-Notifications sent to Council's contacts for community, sporting and business; and
- On-line community forum at www.haveyoursaybankstown.com.au including capability to read the draft plan online.

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

- Nearly 600 viewing sessions of the Have Your Say page
- 306 viewers averaged around six minutes interacting with the document;
- 96 participants downloaded the document/ 66 downloaded Council Business Paper; and
- 16 submissions were received.

External Submissions

The matters raised in the 16 submissions received as a result of the exhibition are summarised below and can be found in more detail in Attachment B. The Fees and Charges required a small clarification, and no other amendments to the Operational Plan are required. However the comments raised in relation to capital projects have been noted by relevant managers for future capital programs, and specific responses will be provided to all submitters following consideration of this report. Some of the general feelings and thoughts to come from the exhibition included:

- General enquiries about details of specific capital works and the distribution of projects across the City;
- Support for the Rudd Park Synthetic field and the Leisure and Aquatics Strategy;
- Stormwater programs – Clive Street, Revesby;
- The importance of working in partnership with community organisations to provide services across the City; and
- Clarifications regarding works to be undertaken in Hurlstone Park.

Internal Review

Some changes were made to actions outlined in Section 3 of the Operational Plan to reflect COVID-19 priorities, and there were a number of administrative/textural changes made to the content and formatting, resulting from further internal review during the exhibition period. These do not result in substantivent changes and do not impact on the 2020/21 year, except where mentioned in this report.

Financial Management

Whilst Council's current financial position is considered sound, Council's broader financial position continues to reflect a Net Result of positive \$1.2M. Once adjusted for one-off capital grants and contributions (which establishes/provides the true result of managing our day-to-day operations), Council's net result further declines to negative \$33.8M.

As noted in previous reports, whilst the negative net result does not present any immediate financial concerns, it does convey Council's inability to adequately fund (in the long term):

- the replacement of our infrastructure assets (Depreciation Expense);
- pressure to both align and/or increase service levels across the local government area;
- exponential increases in non-discretionary costs, such as the emergency services levy, local government election costs and waste levies; and
- recoup the loss of rating revenue to fund services/capital (ie. former Canterbury Council Special Rate Variation - \$5.1M per annum).

Council's Long Term Financial Plan demonstrates that we must look to address this imbalance and importantly develop a path which ensures we remain financially sustainable. Council has an ongoing commitment to refining/reviewing our cost-base, particularly through ongoing efficiency improvements throughout our operations, to ensure that we are making every effort to deal with the pressures, as noted above.

In addition to the above, the recent developments of the COVID-19 virus have greatly affected many of Councils operations. In responding to the crisis, Council has implemented a number of initiatives and support packages to assist our community throughout the pandemic. The total financial impact of the pandemic on Council's operations is estimated to be around \$18M (2020/21 impact - \$12M).

Council's Financial Management Strategy addresses Council's long term financial sustainability challenges including our commitment to slow expense-growth, adequately fund the maintenance and renewal of infrastructure, and manage our liabilities for future generations.

Our strategy includes measures to tackle and absorb the broader economic environment and ensure we are ready to respond to issues, such as:

- Harmonising services and revenue funding across the local government area;
- The expected growth in housing and its impact on our service and infrastructure needs;
- Revitalising and re-investing in our CBD, town centres, libraries and recreational facilities;
- Enforcement of required regulatory and compliance standards expected of our community;
- Preserving our fragile natural environment;
- Building confidence in our City by identifying relevant opportunities to support our local economy and attract investment; and
- Taking a positive and leading role in responding to the reforms set out by the NSW Government.

Notwithstanding the above, fundamentally Council has a significant funding imbalance/gap in its ability to continue funding its operational costs and long term asset management requirements.

As indicated, this will be the subject of a further discussion with Councillors in determining how best to address its long term financial planning requirements.

Throughout the exhibition period, Council's 2020/21 budget has been adjusted to reflect items not known at the time of preparing the Budget. The net financial impact of those changes is reflected in the tables and/or information below:

Item	Exhibited Budget \$'000	Revised Budget \$'000	Change \$'000
INCOME			
Grants & Contributions - Operating	24,423	24,723	300
Grants & Contributions - Capital	33,175	35,025	1,850
Other Operating Revenue	17,816	17,761	(55)
	75,414	77,509	2,095
EXPENDITURE			
Material & Contract	83,687	84,117	430
Other Expenses	37,064	37,516	452
	120,751	121,633	882
NET CHANGE			1,213

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

- Grants income of \$2.1M not known at time of preparing the 2020/21 budget.
- Materials & Contracts changes include the inclusion of expenditure related RMS line markings & statutory signs \$0.4M; and
- Other Expenses changes include the State Government Fireboard and SES Levies increase of \$0.5M.

A summary of the capital budget adjustments are as follows;

Item	Exhibited Budget \$'000	Revised Budget \$'000	Changes \$'000
Bridges	5,424	5,424	-
Buildings	14,442	14,746	304
Street Furniture	50	50	-
Carparks	550	550	-
Drainage Conduits	490	815	325
Flood Mitigation Structures	0	0	-
Waste Management	1,800	1,800	-
Town Centres	1,850	1,950	100
Kerb and Gutter	1,170	1,140	(30)
Irrigation	450	450	-
Open Space	12,330	14,195	1,865

Other Structures	70	70	-
Park Furniture	66	84	18
Park Lighting	1,235	1,235	-
Park Signs	287	287	-
Pathways and Boardwalks	1,187	1,764	577
Road Pavement	9,965	10,867	902
Traffic Management Devices	10,494	10,566	72
Water Courses	1,000	1,000	-
Water Quality Devices	500	540	40
Operational Assets	10,451	10,841	390
TOTAL CAPEX	73,812	78,374	4,562

- The above changes include around \$1.0M relating to capital projects which were deferred due to timing issues as a part of Council's Quarterly Budget Revision. The more notable projects include \$1.0M to upgrade to Rudd Park Playing Surface and \$2.0M for construction of the Greenacre Splash Waterplay and Playspace, the construction of the Cooks River Pedestrian Path \$0.6M and road rehabilitation Flinders Rd, Georges Hall \$0.6M. In regards to Greenacre Splash Waterplay and Playspace, Council will be actively pursuing grant funding for the second stage of this project.

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

The application of section 610E of the *Local Government Act 1993* has been broadened to allow councils to waive or reduce fees under a newly established "COVID-19" category, which has been added to the Regulations. This means that councils can immediately apply a waiver or reduction without establishing a new category or going through the normal public notice requirements of section 610E(2) for adding new categories. Council has initiated a number of relief measures to support the community in response to the COVID19 crisis, based on the legislated changes the General Manager will be able to implement Council's relief measures by waiving or reducing fees and charges where required.

A summary of the changes is as follows:

Fees or charge	Exhibited Fee (excl. GST) \$	Revised/New Fee (excl. GST) \$	Reason for Change
CIVIL ENGINEERING WORKS OTHER SIGNS			
Replica I Blade Street Name Sign	\$275.00	\$165.00	Cost reduction due to change to Perspex blade v Aluminium blade
Reclaimed/Damaged Street Name Sign	\$66.00	\$55.00	Reviewed administration fee
FINANCIAL PROCESSING CHARGES			
Credit Card Payment Surcharge – Visa, MasterCard, American Express	Visa & MasterCard 0.61% Amex 1.5% Rates are equivalent to the average financial institutions	Visa, MasterCard and Amex 0.62% Rates are equivalent to the average financial institutions	Alignment of charges to streamline surcharge administration after a review of current average financial institutions merchant service fee charged to Council across all card options

	merchant service fee charged to Council	merchant service fee charged to Council	
PROPERTY & RATING INFORMATION RATING ENQUIRY & PROCESSING			
Interest on Overdue Rates – (IPART to advise)	7.50%	* 0% per annum for the period 1 July 2020 to 31 December 2020 (inclusive); and * 7% per annum for the period 1 January 2021 to 30 June 2021 (inclusive).	Statutory fee change
DEVELOPMENT SERVICES DEVELOPMENT APPLICATION - COMPLIANCE AND ENFORCEMENT LEVY			
Compliance Levy - refer to Section 4.64(1) (f1) of the Environmental Planning and Assessment Act 1979	0.25% of the capital investment value subject to Gazettal of updated Regulation	Subject to Gazettal of Regulation	Wording amended to cover when the regulation is enacted a different figure becomes gazetted.
GROUND HIRE PASSIVE PARKS CARES FACILITY			
CARES Facility – Activities – Bond	-	\$100.00	Bond added due to changes in the operation of the facility.
WASTE MANAGEMENT DOMESTIC WASTE MANAGEMENT ANNUAL SERVICE CHARGES			
(d) Additional Services (ii) – Multi-Residential / Unit (Bankstown)	\$206.00	-	Specific charges will now apply to the whole LGA (previously only former Bankstown LGA). Annual charge on the entire block of units (not per unit).
(d) Additional Services (iv) - Multi-Residential / Unit 1100L	-	\$1,543.00	
LIBRARY SERVICES AUSTRALIAN INTERLIBRARY RESOURCE SHARING			
Express - (delivery within 2 hours) as set by the State Library of NSW. Loan: Postal delivery or courier equivalent included in the loan fee	-	\$70.50	Statutory fee change
Rush -(delivery within 24 hours), as set by the State Library of NSW. Loan : Postal delivery or courier equivalent included in the loan Fee	-	\$52.00	Statutory fee change
Core - (delivery within 4 working days),to special, university and charging libraries. Loan: Postal delivery or courier equivalent included in the loan Fee	-	\$28.50	Statutory fee change

EXPLANATORY NOTES

DEFINITIONS AND GENERAL NOTES

COVID-19 Fees and Charges Relief	-	The application of section 610E of the Local Government Act (NSW) 1993 has been broadened to allow councils to waive or reduce fees under a newly established "COVID-19" category, which has been added to the Regulations. This means that councils can immediately apply a waiver or reduction without establishing a new category or going through the normal public notice requirements of section	Legislative change
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		610E(2) for adding new categories In accordance with Councils response to the COVID19 crisis and in support of the community, the General Manager at his discretion may waive or reduce a fee.	
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Financial Management Strategy (FMS) and Long Term Financial Plan (LTFP)

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

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

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

Whilst Council's strategy provides a general basis to understanding how Council may approach the matter, it decisions and/or approach to addressing the in-balance needs to both observe and/or be mindful of certain hurdles we need to consider in determining how best we revise our revenue base (rate increase) and/or to addressing servicing expectations and long-term asset management obligation.

In determining its decisions, Council needs to be mindful of the following issues:

- *Rates Harmonisation*

As Councillors would be aware, Council is required to determine how it intends to harmonise the two former Council's rating structures. At the time of merging, the NSW Government introduced legislation to freeze rates for merged council's, meaning Council's would need to continue the former Council's rates paths up until June 2020.

In 2019, the NSW Government subsequently extended the date by one year, being till June 2021, so that new Councils had the opportunity to be involved in determining the new structure – this of course was based on Local Government Elections being held in September 2020.

As we know now, the COVID 19 crisis has delayed the elections till September 2021 and thereby places current merged councils in an unenviable position in having to force a strategy to harmonise rates two months prior to the next election – and worst of all, providing the upcoming council no opportunity to have their say in setting the strategy.

This is a significant issue for all merged councils and one which all are strongly advocating for the harmonisation of rates to be deferred from June 2021 to a date set throughout the following term of council – with flexibility for this date to be determined by the new council itself.

This would allow new councils adequate time to make the necessary decisions, including engaging with its community, as to how best and/or equitably to distribute the collection of rates amongst both residential and business properties throughout the local government area.

That said, Council will again write to the NSW Government and separately seek support from LGNSW and other merged councils, to review their decision, with the view to extending the need to harmonise rates, as outlined above.

- *Addressing Council's Ongoing Financial Sustainability*

Whilst the issue and/or timing of the required conversation regarding Council's long term financial sustainability remains a challenge for this Council, the ongoing delay and/or longer-term consequences of doing nothing is far worse. Indeed, Council will note in the attached Financial Strategy and Long Term Financial Plan that a "do nothing" approach is not an option for Council.

Whilst the detail of its approach is attached for Councillors consideration, broadly, Council financial analysis suggests that a "Business as Usual" strategy, meaning that we continue with the current income, services and asset management approach, will result in:

- A ten-year accumulated shortfall in asset management funding of around \$322M;
- A ten-year accumulated shortfall in recurrent maintenance funding of around \$50M;
- Council's ability to fund depreciation dropping from 43% to 35% in year ten;
- No additional funding to allocate to increasing service levels; and no adequate and/or material funding to support the provision of any new initiatives and/or ability to co-fund Section 94 funded (new Section 7.11) projects.

Councillors will note a series of scenarios reflected in Council's Long Term Financial Plan, which aim to provide both Council and the community a general understanding of the quantum of additional funding/cashflow required to primarily:

- Address the maintenance and restoration of our assets;
- Recurrent service enhancements;

- Deliver on Council's Leisure and Aquatics Strategic Plan, by way of borrowing half of the required funds; and
- illustrate the financial trends over a ten year period, including some broader insight into what the scenarios would look likely beyond that period (20 year financial horizon).

Whilst ideally, an in principle decision regarding Council's long term and/or strategic approach to addressing the matter needs the support of this Council, it is a matter which eventually will need to be determined by the new Council itself.

Having regard to the above, it's important that Council agree to commence the relevant analysis and/or tasks to ensure that when the new Council is elected, they are able to be well informed and importantly, have adequate time to implement the required changes throughout their term of Council – including any decisions around harmonise rates across the local government area.

The updated Financial Management Strategy (incorporating the Long Term Financial Plan) can be found in Attachment C.

Asset Management

Council's Asset Management Strategy and Financial Management Strategy (incorporating Long-term Financial Management Plan) are aligned to improve asset management capabilities to continue to provide sustainable and affordable services.

Council's Operational Plan provides around \$78.4 million for capital projects and for the preparation of several key asset management plans. The 2020/21 capital program is in keeping with Council's current 10-year Asset Management Strategy and acknowledges that:

1. The cost of maintenance and renewal is going up.
2. There is a gap between the funding available for ongoing maintenance and renewal of our assets and what should be spent to keep the assets in reasonable condition. This will reduce the level of service for the community.
3. Infrastructure backlog will be increased.

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

CONCLUSION

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

Governance and Administration Matters - 23 June 2020

ITEM 7.2 Helping You Help Others Grants

AUTHOR Community Services

PURPOSE AND BACKGROUND

The purpose of this report is to recommend the allocation of \$221,668 funding from Council's 2020-2021 Community Grants and Events Sponsorship Program to fund 55 grants under the Helping You Help Others Grants Program created in response to COVID-19.

ISSUE

Council at its meeting on 28 April 2020 adopted a Mayoral Minute that proposed a Community Grant Advancement in the form of an allocation of \$200,000 from the 2020-2021 Community Grants and Events Sponsorship Program.

Titled Helping You Help Others, the program opened on 4 May and closed on 27 May 2020 offering grants under the categories of Emergency/Crisis Relief and Adaptive Practice/Innovation.

At the close of the program 96 applications seeking \$1,156,765.26, were received, representing a ratio of \$5.78 requested for every \$1 available.

An assessment and weighting of applications was carried out by Community Services Officers, prior to meetings with the Grants Assessment Committee that consisted of the Mayor, two interested Councillors and senior Community Services Officers that took place on 16 June.

As a result, a total of 55 applications have been recommended to receive \$221,668.

RECOMMENDATION

That Council approve the distribution of \$221,668 under the Helping You Help Others Grants, a component of the 2020-2021 Community Grants & Event Sponsorship Program as outlined in Attachment A.

ATTACHMENTS [Click here for attachment](#)

A. Helping Youth Help Others Grants Summary

POLICY IMPACT

The Community Grants and Event Sponsorship Policy provides the governing framework for the provision of financial assistance by Council to eligible applicants. The Helping You Help Others Grants are an advancement of the 2020-2021 Community Grants & Event Sponsorship Program as adopted by Council at its meeting on 28 April 2020.

FINANCIAL IMPACT

Funds are being made available from the 2020-2021 Community Grants and Events Sponsorship Program budget. The initial allocation brought forward was \$200,000 however due to the extensive community response to the impact of the COVID-19 Virus, these funds will be increased to \$221,668.

COMMUNITY IMPACT

The program will have a significant and positive impact on the local community with funding being split between Emergency relief in the form of food, bills, travel, blankets, clothing and in supporting local community organisations to find alternative ways to communicate and engage with residents, customers and clients.

ITEM 7.3 Generic Plan of Management for Community Land and Crown Land

AUTHOR City Future

PURPOSE AND BACKGROUND

A draft Generic Plan of Management for Community Land and Crown Land has been prepared to comply with the requirements of the Local Government Act 1993 and the Crown Land Management Act 2016.

It is the first generic plan of management (PoM) for community and Crown land for the amalgamated City of Canterbury Bankstown, and will govern the use and management of community and Crown Land owned or under the care, control and management by Council.

ISSUE

The exhibition of the draft Generic Plan of Management for Community Land and Crown Land to replace the current individual generic plans of management and certain site specific plans of management.

RECOMMENDATION That -

1. Council endorse the public exhibition for a period of six weeks of the draft Generic Plan of Management for Community Land and Crown Land, as outlined in the report, after approval from the Department of Planning, Industry and Environment (Crown Lands).
2. A further report be presented to Council at the conclusion of the public exhibition period to consider any submissions received.

ATTACHMENTS [Click here for attachment](#)

- A. Generic Plan of Management for Community Land and Crown Land

POLICY IMPACT

This PoM will provide strategic direction for community land and Crown land and is consistent with Council's responsibilities under the Local Government Act and the Crown Land Management Act. The plan identifies the permissible uses and development for the various categories of community land and enables leases, licences and other estates.

Council may not undertake any activities, uses or developments which are not provided for in this PoM. Any changes to the PoM (such as activities allowed in a category of community land) must be publicly exhibited in accordance with the Local Government Act.

Superseded Plans of Management

The new Generic Plan of Management for Community Land and Crown Land will replace the following documents:

- Community Land Generic Plan of Management (Bankstown City Council, 2014).
- Generic Plans of Management for Parks, Playgrounds and Sportsgrounds (Canterbury City Council, 1995).
- Generic Plan of Management for Community Land Leased by particular Community Groups (Canterbury City Council, 1995).
- Generic Plan of Management for undeveloped Community Land reserved for Future Major Road Construction associated with the M5 Tollway (Canterbury City Council, 1995).
- Plan of Management for Various Parcels of Community Land (Canterbury City Council, 1996).
- Plan of Management for Community Land in the Vicinity of Wolli Creek (Canterbury City Council, 1996).
- Plan of Management for Various Parcels of Land in the Vicinity of Salt Pan Creek (Canterbury City Council, 1997).
- Community Land Plan of Management for 58 Moorefields Road, Kingsgrove (Canterbury City Council, 1997).
- Plan of Management for Park at 50 Knox Street, Belmore (Canterbury City Council, 1998).
- Ewen Park Plan of Management (Canterbury City Council, 2008).

Current Plans of Management

The following PoMs for specific areas will remain current and will not be replaced by the new Generic Plan of Management for Community Land and Crown Land:

- Georges River Community Open Space Corridor 2001.
- The Crest of Bankstown 2001.
- Bankstown Memorial Park and City Gardens 1999.
- Bankstown Showground 2005.
- Jensen Park 2009.
- Jim Ring Reserve 2016.
- Deepwater Park and Kelso Parklands 2019.
- Deepwater Park (Bushland) 2002.
- Sefton Golf Course 2001.
- Reserves at Lansdowne 2002.

FINANCIAL IMPACT

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

COMMUNITY IMPACT

The PoM aims to maximise access to passive and active recreation facilities for local and regional users, and includes the purposes for which leases and licences will be considered for each category of open space. The PoM identifies opportunities within Council's capacity to respond to current needs, and provides direction for future actions that will cater for growth and increase recreation options. The document includes performance targets for the protection and restoration of the City's valuable bushland.

DETAILED INFORMATION

Background

In July 2018 the Crown Land Management Act 2016 came into force which required all councils to categorise the Crown Land under their control into the community land categories specified in the Local Government Act. This had previously not been required.

The preparation of the new generic PoM for the City of Canterbury Bankstown included:

- Mapping the community land in Canterbury into the required categories of Park, Sportsground, General Community Use, Natural Area and Cultural Significance as required by the Local Government Act 1993. This had previously not been done.
- Categorising and mapping the Crown land in the entire LGA to fulfil the requirements of the Crown Land Management Act 2016. This required the approval of Crown Lands.
- Designating each open space in the City a level in the open space hierarchy (such as District or Neighbourhood), to ensure future equity in the provision of facilities at each level.
- Determining the uses and developments allowed in each category of community or Crown land.
- Determining the purposes for which leases and licences may be authorised in each category of community or Crown land.
- Setting out management objectives, performance targets and performance measures for management of the community and Crown land as required by the legislation.

These are largely consistent with the previously adopted PoMs. The document was prepared while being mindful of the high value of open space. It contributes to the community's quality of life and overall well-being while providing social, physical and environmental benefits. The City's open spaces must meet the future needs of the growing population, be flexible in use and cater for all cultural backgrounds and levels of ability.

Local Government Act 1993

This Act requires councils to prepare PoMs to guide the use and management of community land owned or under their care, control and management. Section 36 of the Act sets out the requirements:

A PoM for community land must identify the following:

- a. The category of the land.
- b. The objectives and performance targets of the plan with respect to the land.
- c. The means by which the council proposes to achieve the plan's objectives and performance targets.
- d. The manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets.

The Crown Land Management Act requires councils to prepare plans of management for the Crown land by 30 June 2021.

Crown Land Management Act 2016 (enacted 1 July 2018)

This Act sets out management actions for Crown land which is owned by the state government and can be vested by government gazettal to councils for care and control for a specific purpose. Many parks in Canterbury-Bankstown are either entirely or partially Crown land.

The Crown Land Management Act requires Councils to categorise Crown land under its control in the same way as community land, and prepare and adopt PoMs in accordance with the Local Government Act. It also allows Councils to designate some Crown land as 'operational' and manage it as normal operational land. Minister's consent is given for land to be managed as 'operational' if the land does not fall within any of the categories of community land.

Council gave the required written notice of initial categorisation of the City's Crown land to the Department of Planning, Industry and Environment for approval. Council is awaiting formal approval on the proposed categories. If any significant modifications are required by the Minister, a further report to Council will be prepared.

Generic Plan of Management for Community Land and Crown Land

The aims of this Plan are to:

- Fulfil Council's statutory obligations in respect to public land management under the requirements of the Local Government Act and the Crown Land Management Act.
- Map the categories of community land in the former Canterbury LGA, which had not been previously mapped into the required designations of Park, Sportsground, Natural Area, General Community Use or Cultural Significance.
- Categorise the Crown land in the entire City as required by the Crown Land Management Act.
- Provide a framework and maximise opportunities for sustainable, long-term management of community land and Crown land.
- Manage bushland for its ecological, aesthetic, recreational, educational and scientific values.
- Be consistent with all of Council's plans and strategies and provide a basis for assigning priorities in works programming and budgeting.
- Maximise the passive and active recreational opportunities of community land and Crown land.
- Respond to current needs and opportunities as well as providing future direction.

- Reflect the values and expectations of the local and wider community for the future use and enjoyment of community land and Crown land.
- Be a resource for both Council staff and the public regarding the potential leasing and licensing of community land.

Public Exhibition

Having regard to the above, it is proposed that:

- In accordance with the Local Government Act Council carry out the required public exhibition process of the PoM, being for a minimum period of 28 days, with a further 14 days to receive submissions.
- Community consultation will be undertaken in accordance with guidelines issued by the Office of Local Government in response to COVID-19 restrictions.
- In accordance with the community engagement policy, Council commits to undertaking extensive consultation as part of the exhibition process to ensure the community is provided with the opportunity to participate in decision making and strategy development.
- A further report be provided following the exhibition.

Governance and Administration Matters - 23 June 2020

ITEM 7.4 Property Matter - 15 Close Street, Canterbury

AUTHOR Corporate

PURPOSE AND BACKGROUND

In 2017 and 2018, Sydney Metro identified the former Canterbury Bowling Club, 15 Close Street Canterbury, as a potential work site whilst its construction is underway. Following further review, other possible sites were also identified including several open space areas.

Council, at its Ordinary meeting on 26 May 2020, considered the matter and requested a further report be submitted outlining Sydney Metro's proposed use of the site, options to minimise impacts on surrounding residents such as traffic, noise and lighting spill, their proposed community consultation, and other site options considered, including industrial land.

ISSUE

Sydney Metro's proposed use of the site as a construction compound has raised questions in regard to potential impacts on the surrounding area. Sydney Metro have provided a response to each of the issues raised by Council which is summarised in the report.

This report seeks Council's endorsement of the General Manager to proceed to enter into a compulsory lease with Sydney Metro for use of 15 Close Street, Canterbury as a compound site.

Should Council fail to make its own decision Sydney Metro will still have the ability to make their own decision on compounds sites and progress compulsory acquisition under State powers.

RECOMMENDATION That -

1. The General Manager be delegated the authority to enter into the Agreement for 15 Close Street, Canterbury, as outlined in the report.
2. The Agreement to clearly reference the need for Sydney Metro to comply with all relevant operational controls, as outlined in their advice.
3. Rental proceeds be restricted for the purposes of embellishing the site, as required.

ATTACHMENTS [Click here for attachments](#)

- A. Previous Report to Council - 26 May 2020 - Item 7.1
- B. Attachment to previous report to Council - 26 May 2020 -
- C. Sydney Metro Letter to Council - 12 June 2020

POLICY IMPACT

This report has no direct policy implications on Council. The future use of the site is consistent with Council's adopted Local Strategic Planning Statement Connective City 2036.

FINANCIAL IMPACT

The proposed agreement includes the requirement that Sydney Metro will demolish the old building on the site and make good. This is a significant cost that Council will no longer have to undertake. It is proposed that all monies paid to Council as compensation for use of the site be retained in a dedicated reserve to be only used by Council on the Close Street site and immediate surrounds to invest in the delivery of a new and modern open space in line with a community vision to be developed in partnership with the community.

COMMUNITY IMPACT

It is acknowledged that Sydney Metro have the ability to compulsorily acquire any land it requires for temporary compounds for the construction of the Metro. Any utilisation of open space sites in the area would provide significantly greater impact on the community than the utilisation of 15 Close St Canterbury site which is currently not accessible to the general community.

It is recognised that the utilisation of 15 Close street will result in additional traffic movement and impacts in this locality, than if there was no compound. However, it is considered that this will have less overall affect compared to multiple sites in neighbourhood area if the parks were chosen as compounds. It is also noted that in May 2020 Council resolved to immediately commence the preparation of, and submit, a planning proposal to rezone 15 Close St Canterbury to RE1 Public Recreation. This will ensure that the site is returned to open space at the end of the use by Sydney Metro.

DETAILED INFORMATION

Background

In 2017 and 2018, Sydney Metro identified the former Canterbury Bowling Club (15 Close Street, Canterbury) as a potential work site whilst construction is underway. This proposal was identified as part of Sydney Metro's Project's Environmental Impact Statement and Project's Submissions and Preferred Infrastructure Report, which were both placed on exhibition.

At the May 2020 Council meeting, this proposal was considered, along with other sites under consideration for use as a compound.

Council considered the matter and resolved that the General Manager to negotiate the final terms of the Agreement and work with the Theatre Guild to relocate them to a new facility. It also resolved that:

"the General Manager not enter into the Agreement until a further report is submitted outlining Sydney Metro's use of the site, options to minimise impacts on surrounding residents such as traffic, noise and lighting spill, their proposed community consultation, and other site options considered, including industrial land."

This report addresses these matters.

Community Feedback

While not a Council project, Council put in place a mechanism for the community to provide feedback on the possible sites being considered by Sydney Metro for compounds. A community flyer was also distributed to residents surrounding all the sites currently under consideration. Below is a summary of the matters raised as part of this feedback.

Close Street Proposal

<i>Theme</i>	<i>Issue or concern</i>
Traffic/parking	Impact of traffic on intersection with Canterbury Road and local Close street. Close Street is a narrow cul-de-sac. Parking in street from workers.
Noise/dust	Impact of noise from activities on the site on adjacent residents
Light spill	Impact of lights on adjacent residents
Contamination	The use will contaminate the land
History of site	Hutton Family bequeathed land to Council in 1956 as open space. Should be converted to open space now.

Theme	Issue or concern
Traffic	Currently quiet streets. Not easily accessible from main road network. Not easy access to the rail corridor.
Noise	Impact of noise from activities on the site on adjacent residents
Adjacent sporting areas	Ewen Park is adjacent a highly active sporting field
Children safety	The adjacent areas of the parks are highly used by children – concern of safety
River and flooding	These sites are flood affected. Impact on river water quality from runoff
Biodiversity	Concern over impact on surrounding sensitive wetlands, in particular near Heynes Reserve and Cup and Saucer Creek

Parks

There were also numerous submissions supporting the proposed location of Close Street over the mentioned parks as well as two submissions recommending no sites at all.

Theme	Issue
Support for Close Street	Less impact than park sites. Currently site is not open space.
No support for any loss of any site	Alternative private land

15 Close Street - Sydney Metro Reply

Council requested Sydney Metro to provide a response to the matters raised by Council. A response was provided covering the concerns listed (refer to Attachment C for the detailed response on each matter.)

In summary Sydney Metro have confirmed the following:

- The site would primarily be used for project administration purposes as the main offices for contractors and Sydney Metro project management staff. The site would receive deliveries of materials from time to time and there will be laydown areas for storage of construction materials.
- Beyond site establishment works there are no construction works to be carried out onsite.
- The work hours are 7 am to 6 pm on weekdays and 8 am to 6 pm on Saturdays. Any works outside of these times would be subject to a detailed application and notification process.
- No activities that would take place on site are expected to cause any contamination.
- Lighting – This will include office and walkway lighting and compound lighting and is not expected to impact local residences. Sydney Metro are required to minimise light spillage in accordance with conditions in the project planning approval.
- Parking – It is proposed that staff will park on site in order to minimise the impact on street parking on Close St and surrounding streets.
- Traffic - Movements to and from the site is expected to be limited to staff vehicles and delivery of construction materials. Heavy machinery use on the site would be related to the delivery of construction materials. Sydney Metro will prepare a Construction Traffic Management Plan (CTMP) for the site which Council will have the opportunity to provide input into

- Traffic - Concerns raised on the traffic at the intersection of Close St with Canterbury Road will be minimised as Council is about to commence construction on these intersection works.
- The site will have strict compliance management such as environmental surveillance and independent environmental audits.
- Community Consultation – Sydney Metro have a Community Communications Strategy which has been approved by DPIE. As part of this they propose to engage with the local community through monthly works notifications, newsletters, emails, website updates, advertisements and community information sessions and briefings as required. A dedicated Place Manager available for residents to contact with any questions or concerns.

In relation to alternative sites Sydney Metro have stated they have undertaken an extensive search of other suitable private and government land in proximity to the Southwest Metro corridor for lease purposes. Examples included Canterbury Racecourse, Enfield intermodal freight terminal, Sydney Trains corridor land at Belmore and Hurlstone Park Station car parking area site. For various reasons none of these were deemed suitable.

Sydney Metro also noted that no acquisition process, compulsory or otherwise, is currently in progress and Sydney Metro are yet to finalise alternative locations to the former Canterbury Bowling Club site. If this was to proceed further consultation and consideration of other sites would still be required.

Council Evaluation

As noted in the previous May 2020 Council report, Council does not have the ability to stop any future acquisition by Sydney Metro. However, the Council has been given the opportunity to work with Sydney Metro to minimize community impacts while still allowing the required works to proceed.

The community has raised concerns over the possible impact of the site on surrounding residents based on a comparison of this site with a larger construction compound at Sydenham. Having sought clarification and further discussions with Sydney Metro, they have confirmed that the proposed use of Close Street is very different – ie; being largely used for project administration purposes and laydown areas for storage of construction materials.

Sydney Metro have also made it clear in their correspondence that *“Use of this site formed part of the project approval received in December 2018. All the required management and mitigation measures that form part of the project approval would apply to this site, including measures to reduce potential impacts to the community.”*

A further issue raised by the community was the site was passed on to Council by the Hutton Family in 1956. While this is the case, this does not prevent the State Government from proceeding with a lease over the site, nor did it prevent the former Canterbury Council from rezoning it to residential use. It is also to be noted that Council has recently resolved to proceed with rezoning the site back to open space to ensure its long-term protection is maintained.

Based on a review of the information provided it is concluded that:

- Proceeding with Close street would avoid significant and/or widespread disturbance to public amenity and our community. It is noted that there will still be some impact at Close Street however it is considered this can be managed easier as set in the Sydney Metro response.
- Information provided by Sydney Metro in relation to control measures for traffic, contamination, noise and light-spill confirms there will be limited impacts on adjoining residences.
- Sydney Metro's investigation of other industrial sites within proximity to the subject site confirmed that these were limited or unsuitable, and not of suitable size to meet the requirements of the project, nor that would be available for the necessary period of this project.
- As noted in the previous report to Council Sydney Metro have agreed to the demolition of the old building which is a significant cost saving to Council. The financial compensation provided by Metro will also be able to contribute to future park improvements on the site.

On balance, the consolidation of work compounds at Close Street is preferred to having separate sites across multiple parks.

While this report addresses specific compound sites it should also be noted that Sydney Metro will still require the temporary use of smaller Council owned sites along the rail corridor or stations, such as Charles Street Car Park for construction vehicle parking and part of Phillips Street (behind Canterbury Pool) for vehicular access to the rail corridor. Sydney Metro intend on compulsory acquiring short term leases over these sites in accordance with their statutory powers.

Conclusion

Based on the above factors, and the mitigation measures to be put in place by Sydney Metro as outlined in their response, it is still considered there is a far greater public benefit in proceeding with the utilisation of 15 Close Street as the compound, rather than other alternative compounds sites proposed so far.

Therefore it is recommended that the General Manager be delegated the authority to finalise negotiations with Sydney Metro and enter into the terms of an agreement in accordance with Section 30 of the Land Acquisition (Just Terms Compensation) Act 1991.

ITEM 7.5 Stronger Communities Fund - Quarterly Progress Report

AUTHOR City Future

PURPOSE AND BACKGROUND

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

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

As required under the SCF Guidelines, an Assessment Panel was established to assess and recommend projects for funding. The Panel was made up of the Mayor or delegate, State Members of Parliament, a representative from DPC, and an independent probity advisor.

The December 2019 quarterly update report noted that a number of the Major Projects have revealed significant intricacies since Council first endorsed the projects for delivery. Subsequent to this, Council resolved to submit a variation request to the Office of Local Government seeking an extension of time to deliver the remaining major projects and an adjustment to project budgets. This was submitted in December 2019 and at the time of preparing this report, Council is awaiting notification on the outcome of the variation request.

ISSUE

In accordance with SCF Guidelines developed by the Department of Premier and Cabinet (DPC), Council is required to provide quarterly progress reports to an Ordinary Council meeting on the expenditure and outcomes of the SCF. This report covers the period March 2020 – May 2020.

RECOMMENDATION

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

ATTACHMENTS

[Click here for attachment](#)

- A. SCF Community Grants Report - June 2020

POLICY IMPACT

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

FINANCIAL IMPACT

All funding provided to Council through the SCF has been allocated and/or committed to projects through the Community Grants Program and Major Projects Program. These commitments have been reflected in Council's adopted budget. Pending the outcome of Council's variation request, budgets will be reallocated accordingly.

COMMUNITY IMPACT

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

DETAILED INFORMATION

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

This report provides an update for the period March 2020 – May 2020.

It should be noted that projects being delivered under the Major Projects Program are either complete or substantially underway. While Council has previously requested a variation until June 2021, it is anticipated that construction for some of these projects will be completed later in the 2021 calendar year as noted in the tables below.

Community Grants Program

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

Twenty-six of the projects funded under this Program have been completed. The attached report (Attachment A) provides an update and outlines the key outcomes for each of the projects.

Major Projects Program - Stage 1

In December 2016, Council endorsed four high priority projects totalling \$3.6 million for funding under the Major Projects Program. Work has been progressing on the delivery of these projects, with two of the Stage 1 projects completed.

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

Project	Progress
Regional Sports Framework – Multipurpose synthetic surface at Jensen Park	This project is complete and was officially opened on 23 February 2019. Final Project Report has been submitted to OLG.
All Abilities Playground – Bankstown City Gardens Stage 2	This project is complete and was officially opened on 28 September 2018. Final Project Report has been submitted to OLG.
Regional Cycleway Connection – Canterbury Road Underpass	As outlined in the December 2019 Council report, in its variation request to the OLG, Council has proposed to reallocate the SCF grant funding from this project. Further to this, Council was notified by Transport for NSW (TfNSW) in late February it was successful in receiving \$2.492M in funding under the TfNSW Walking and Cycling grants program for this project. This funding,

Project	Progress
	<p>in conjunction with a financial contribution from Council, will enable the upgrade of this important active transport connection for the community.</p> <p>The tender for this project, in combination with the Canterbury Town Centre Stage 2 works, has recently been released to the market.</p> <p>Construction works for the Underpass are due for completion early in the new year. Given this project is no longer funded through the SCF, this will be the final progress report.</p>
Wiley Park Parkland upgrade and renewal	<p>The Wiley Park Open Space Masterplan was adopted by Council in June 2019. The Wiley Park Ponds upgrade is the first priority action coming out of the Masterplan. The scope of works has been reviewed and the design brief for the project is expected to be issued for tender shortly. Works are expected to be completed by December 2021.</p>

Major Projects Program – Stage 2

Stage 2 projects under the Major Projects Program were endorsed by Council at the March 2018 meeting where the remaining \$5.4 million in SCF funding was allocated for the below projects. Two projects are complete and progress on these projects is outlined below:

Project	Progress
Changing Places portable facility for community events	<p>This project is complete. The Marveloo portable adult change facility was launched at last year's Wiley Park Christmas Carols event and also utilised at Council's Australia Day celebrations. Further events were scheduled including Ramadan Nights and Bankstown Bites however these events have been cancelled/postponed due to COVID-19. The installation of permanent infrastructure, such as plumbing and access to services, is planned to improve usage at annual Council event sites.</p>
Community Engagement vehicle	<p>The official launch of the CBCity Kombi was held in 2018. A supplier has been engaged for modifications to the vehicle to improve useability. While completion of these upgrades was postponed due to COVID-19, Council is working with the supplier to have these works completed before the end of the calendar year.</p>
Cooks River interactive litter capture device	<p>The design and location for the physical litter device has been finalised. A "Floating Litter Boom" will be installed on the Cooks River downstream of the Lees Park footbridge in Ashbury. Construction is currently underway and due for completion this financial year. Installation of the litter device and the related communications launch is planned for early in the 2020/21 financial year.</p>
Enhanced play experience at Greenacre	<p>The concept design has been prepared and community engagement has commenced. Works are expected to be completed by December 2021.</p>
Parry Park upgrade and renewal	<p>Community engagement commenced during this quarter with positive support received from the community and stakeholders. Detailed design to commence prior to the end of the financial year. Works are expected to be completed by December 2021.</p>

Project	Progress
Red Chair Movement	This project is complete following the installation of the new infrastructure at Panania and Riverwood. Due to COVID-19 restrictions, there has been a soft launch to mark the completion of this project. Final Project Report has been submitted to OLG.
Smart Cities, kick start of the City's journey	<p>Projects from Council's internal Smart Tank innovation challenge program are currently being implemented, nearing completion. This project is due for completion in October 2020.</p> <p>Work has commenced on the process to develop a comprehensive Activating Data Roadmap as part of Council's open data plans to provide the framework for a more informed and engaged community. This project is due for completion in November 2020.</p> <p>Council has also entered into a partnership with the NSW Data Analytics Centre to complete a spatial data analysis of priority public open space. This project is due for completion in August 2020.</p> <p>Council has commenced the procurement phase of its Safe TV Schools and Smart Parking initiatives which aim to reduce vehicular traffic congestion and provide greater safety to our community whilst navigating school zone traffic flows. This project is due for completion in November 2020.</p>
Solar Farm	The Expression of Interest process has recently been completed which has resulted in a shortlist of approved tenderers. Following endorsement by Council, the project will move to the next phase with the release of tender documents to shortlisted companies.
Implementation of Sports Facilities Strategy - Recreation Initiatives	A portion of the funds have been allocated towards the recent amenity upgrades at Wagener Oval and upcoming works at Kelso North. Further funds will be allocated towards priority projects, such as the Rudd Park field works, in Council's 2020/21 capital works program.

Conclusion

The existing SCF Funding Agreement notes that the Funding Period ended on 30 March 2020. As noted previously, Council submitted a request for variation to the OLG in December 2019 for an extension to the original funding agreement until 30 June 2021 and an adjustment to project budgets.

Council are currently awaiting notification on the outcome of the variation. It is understood that there have been significant delays with the assessment and notification of variation applications. Until the outcome of Council's request is known, work will continue on planning and progressing the Major Projects funded under the SCF.

Governance and Administration Matters - 23 June 2020

ITEM 7.6 Cash and Investment Report as at 31 May 2020

AUTHOR Corporate

PURPOSE AND BACKGROUND

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

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

ISSUE

This report details Council's cash and investments as at 31 May 2020.

RECOMMENDATION That -

1. The Cash and Investment Report as at 31 May 2020 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

ATTACHMENTS [Click here for attachment](#)

- A. CPG Research & Advisory May 20 Monthly Investment Report

POLICY IMPACT

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

FINANCIAL IMPACT

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

COMMUNITY IMPACT

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

DETAILED INFORMATION

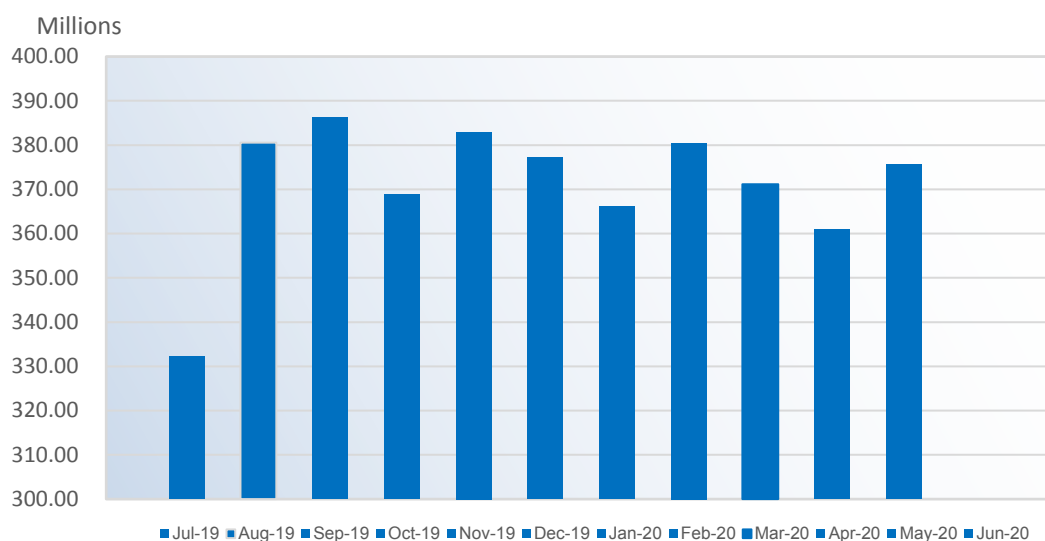
Cash and Investment Summary – as at 31 May 2020

In total, Council's Cash and Investments holdings as at 31 May 2020 is as follows:

Cash and Investments	\$
Cash at Bank	3,729,219
Deposits at Call	50,740,817
Term Deposits	254,921,000
Floating Rate Notes	66,261,978
Total Cash and Investments	375,653,014

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 2019 to June 2020.

Cash and Investment Rolling Monthly Balance 2019-2020



A summary of Council's investment interest income earned for the period to 31 May 2020 is as follows:

Interest Income	May 2020 \$	Year-to-date May 2020 \$
Budget	740,417	8,144,583
Actual Interest	593,542	7,724,929
Variance	(146,875)	(419,654)
Variance (%)	(19.84%)	(5.15)

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	15	100
Working Capital Funds (0-3 months)	8	100
Short Term (3-12 months)	25	100
Short – Medium (1-2 years)	19	70
Medium (2-5 years)	33	50
Long Term (5-10 years)	0	5
Total Cash and Investments	100%	

Portfolio Allocation	
	Actual % of Portfolio
Cash at Bank	1.0
Deposits at Call	13.5
Term Deposits	67.9
Floating Rate Notes	17.6
Total Cash and Investments	100%

Governance and Administration Matters - 23 June 2020

ITEM 7.7 Council's Housing Targets

AUTHOR Corporate

PURPOSE AND BACKGROUND

The purpose of this report is to respond to a Notice of Motion submitted to Council's Ordinary Meeting of 26 May 2020 regarding housing targets (Item 10.9 Housing Target Update).

ISSUE

The NSW State Government's planning framework requires Council to plan for a significant amount of housing growth to 2036. Through the South District Plan, Council is required to deliver an additional 13,250 dwellings between 2016 and 2021. Beyond that, the implied target set by the Government for the city is over 58,000 additional dwellings for the period 2016-2036.

All councils are required to respond to these targets by preparing a Local Strategic Planning Statement and a Local Housing Strategy to guide the delivery of housing to 2036. A key focus of these documents for Canterbury Bankstown Council is concentrating 80% of housing growth in centres and protecting the low-density scale and character of suburban neighbourhoods.

RECOMMENDATION

That Council note the information provided in this report regarding housing targets.

ATTACHMENTS [Click here for attachments](#)

- A. Letter from The Hon. Ron Stokes, MP, Minister for Planning and Public Spaces
- B. Previous Report to Council - 24 March 2020

POLICY IMPACT

This is an information report and presents no policy impact.

FINANCIAL IMPACT

There are no financial implications arising from this report.

COMMUNITY IMPACT

This report outlines the housing targets established by the State Government and the approach Council has taken to sustainably and responsibly respond to them in an orderly way. This ensures the amenity of our low density residential areas is maintained by focusing growth on the centres.

There is however serious risk that the work undertaken by Council in consultation with its community over the past 18 months will be undone by the introduction of the Low Rise Medium Density Housing Code introduced by the State Government. This will introduce significantly larger dual occupancies to our low density residential neighbourhoods with reduced parking and private open space requirements.

This impact will be magnified across the former Canterbury area where the Government refused Council's request to more appropriately redistribute the R2 Low Density Residential Zone and R3 Medium Density Residential Zone in the new Canterbury Bankstown LEP.

In complete contradiction to the planned approach Council has been working on in delivering a new suite of plans for the city, the Low Rise Medium Density Housing Code will drive throughout our city unplanned, ad-hoc growth with no oversight by Council. Worse still, this unplanned growth would be unsupported by infrastructure at the local level but also at the State level as they will not have planned for the additional police, schools and health care that will be desperately needed as we climb to a population of half a million residents by 2036.

DETAILED INFORMATION

Background

Housing Targets in the South District Plan

The Greater Sydney Commission's South District Plan requires Council to prepare a local housing strategy and sets a target of 58,000 additional dwellings for Canterbury-Bankstown by 2036, being 70% of the total forecast for all of the South District Plan.

Delivery timeframes

The timeframe for achieving the targets from 2016 is:

- 5 year target: 13,250 dwellings; and
- 20 year target (to 2036): 58,000 dwellings.

Based on the Department of Planning, Industry and Environment's latest Greater Sydney Regional Housing Activity data, 8,211 dwellings were delivered in Canterbury Bankstown between January 2016 and December 2019. In other words, 8,211 dwellings have been achieved towards the targets.

Source: Greater Sydney Regional Housing Activity

<https://data.nsw.gov.au/data/dataset/sydney-region-dwellings/resource/058e4f0b-06b8-4ab0-a444-6fe65c23e4f6>

Achieving the target

Obviously with a need to halt urban sprawl and the NSW Government driving a densification closer to the 3 Metropolitan Cities and Centres, continuing as business as usual cannot continue. As a result, Council is required to plan for the targets placed on us by the NSW Government and the greater numbers of people coming.

As required, to respond to this Government set target, Council has prepared its Local Strategic Planning Statement, which is supported by a Draft Local Housing Strategy, to guide the delivery of housing to 2036.

Based on an analysis of current trends in housing take up, Council has identified a minimum demand of at least 39,500 new dwellings across the City to 2036. What this means is that even by doing nothing this additional development will occur, and it will be unplanned, uncontrolled and in neighbourhoods.

To effectively ensure we prepare and plan for our City and the NSW Government target growth, not just a potential minimum, Council is working on a Plan to accommodate 50,000 dwellings (in the right location and supported with the necessary infrastructure) up to 2036. This is nearly 10,000 dwellings below the South District Plan's directions for Canterbury Bankstown.

If Council were to only plan for a potential minimum number of dwellings, we would exacerbate the existing environment of ad-hoc planning proposals across the city. An example of this is the NSW Government's Land and Housing (L&H) property on Padstow Parade, Padstow as previously reported to Council (attached). In this example L&H sought 8 stories. It was only through having the Local Area Plan which 'planned' 6 stories that this Council was able to reduce this proposal. Without adopting a plan for growth that we can get the NSW Government to sign off on, Council cannot fight against Developers bypassing Council and going straight to the NSW Government on a site by site basis.

In summary, by ensuring we plan for growth, and of course ensuring we keep it current by regularly renewing the strategies and LEP's, Council is afforded greater powers to reject ad-hoc planning proposals inconsistent with its strategies. Council's plans anticipate growth, but in doing so, have rejected the NSW Government's unrealistic target by almost 10,000 dwellings, or up to 40,000 additional residents.

To ensure this is delivered in a way that protects the heart of our neighbourhoods, the focus is on distributing 80 percent of growth in centres, particularly those with good transport connectivity, high amenity, ready access to services and facilities, and only 20 percent in suburban areas, largely through low density in-fill development.

It is anticipated the place-based planning in each centre will more appropriately detail the provision and distribution of housing in across the Local Government Area. It is also important that housing growth in strategic centres and some local centres is carefully balanced with the need to provide for employment growth, open space and good design.

The locations for housing growth will be guided by the centres' hierarchy established in Council's Local Strategic Planning Statement, as outlined in Figures 1 and 2 below.

Location	Dwellings	Number of Centres	
Bankstown City Centre	12,500	1	
Campsie Town Centre	5,600	1	
Local Centres	10,100	9	
Village Centres	9,100	12	
Small Village Centres	2,600	11	Total Centres: 39,900 (80%)
Suburban Areas	10,100		Total Suburban: 10,100 (20%)

Figure 1: Housing growth distribution (Source: Draft Canterbury Bankstown Housing Strategy 2020, page 91)

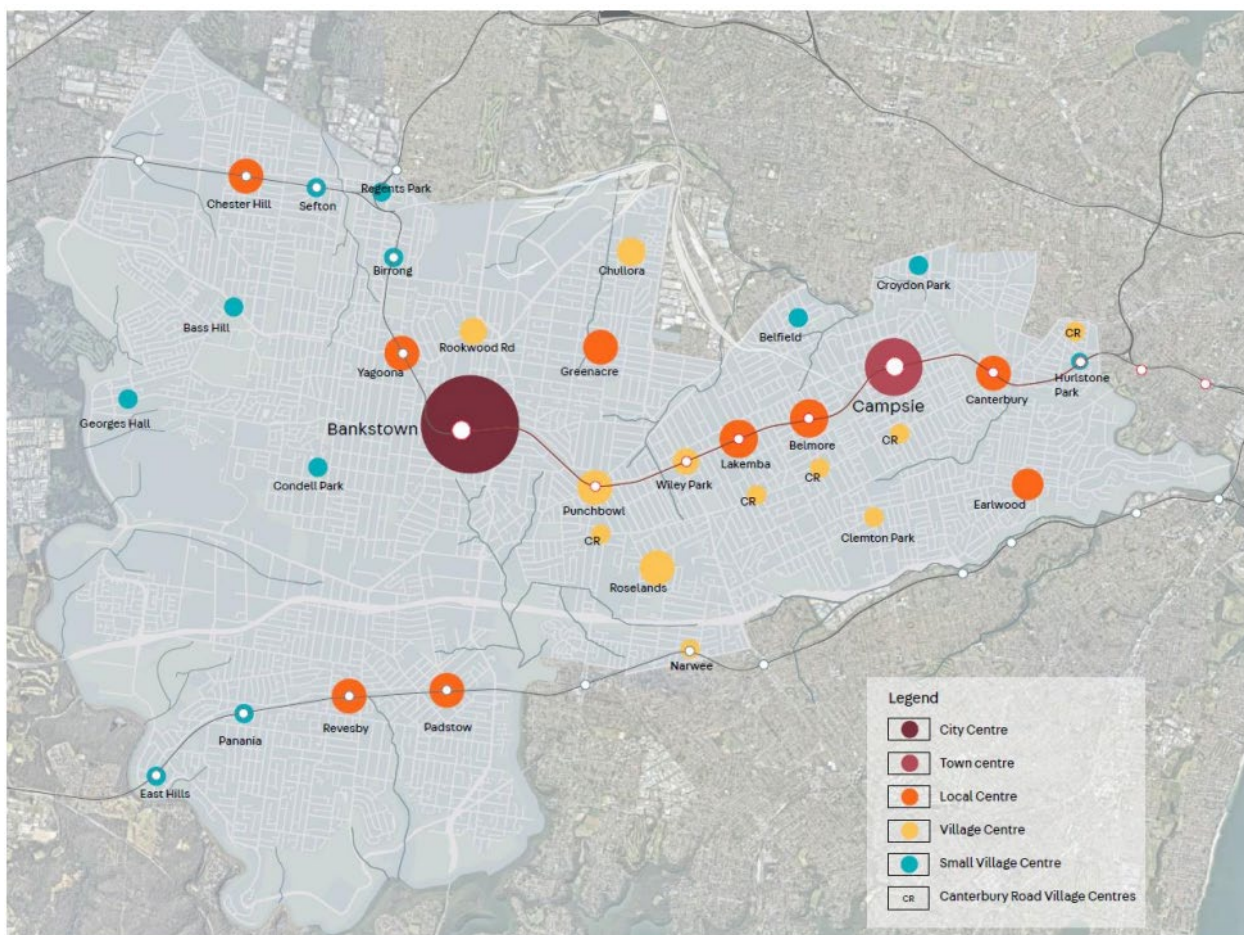


Figure 2: Centres classification (Source: Draft Canterbury Bankstown Housing Strategy 2020, Page 90)

Differences between Council's delivery target and the Greater Sydney Commission's target

Council has not automatically adopted the NSW Government's target of 58,450 new dwellings by 2036 as detailed in the South District Plan.

In determining the appropriate and feasible target for this City, Council undertook its own detailed, local level analyses on current trends in housing take up. Through this work Council has been able to develop a plan to manage housing market fluctuations and ensure that growth is in the right location and supported by infrastructure.

Planning for up to 40,000 people less than the NSW Government targets is considered a more realistic target.

Council has taken this position to set what it considered achievable and realistic targets. If not, there is the risk that if Council planned and put in place land use changes to deliver on the NSW Government Targets there would not be the required services, infrastructure to support it.

It is also important to note that development will occur in this City with or without a Plan.

In the past 40 years alone, our city has doubled in population and we are already at capacity in areas such as schools and hospitals. By undertaking a more rigorous assessment of both likely and potential housing, the NSW Government is in the position to plan those services well in advance and Council is in a better position to lobby the State Government for the necessary services and infrastructure where they fail to provide them.

The approach Council has taken has been considered by the Greater Sydney Commission through its rigorous assurance process and has been supported by the Commission by signing off on Council's Local Strategic Planning Statement.

Unplanned Impact of the Medium Density Housing Code

Despite this planned approach by Council based on independent analyses and an agreed outcome by the Greater Sydney Commission, the State Government has continued with its Low Rise Medium Density Housing Code which has the potential to undermine this work. This Code, which comes into effect from 1 July 2020, will introduce manor homes and larger dual occupancies with reduced parking and private open space and less oversight from Council.

The commencement of the Code will likely see further unplanned housing growth in Council's suburban areas inconsistent with Council's Housing Strategy. This is despite the direction of Council's Local Strategic Planning Statement focussing housing growth in existing centres. A letter from The Hon. Rob Stokes, MP, Minister for Planning and Public Spaces to Council on the commencement of the Code is attached.

Council has successfully taken action to prevent the impacts of manor houses and terraces in the R2 Low Density Residential zone through recent amendment to its planning controls in the former Bankstown area. However, there are still concerns in relation to dual occupancies across the LGA and medium density housing in areas zoned R3 Medium Density Housing across the former Canterbury area. That is, these areas are low density in character and will likely be dramatically affected by the Code once in force. The Code will enable the construction of larger dual occupancies, manor houses and terraces under a fast-tracked complying development approval process, which bypasses council assessment and normal notification procedures, placing it in the hands of a private certifier.

Council attempted to rectify this and align the application of housing zones across the City but was not supported by the Government through the LEP Gateway process. As a result, it now needs to go back and prepare a separate and new planning proposal to achieve this.

With the rationalisation of the R2/R3 zones being removed from the Consolidated LEP, and the introduction of the Code, Council is at risk of greater housing growth occurring in suburban areas that it intended under the target above. Growth in these areas contradicts Council's new policy framework to protect the low-density character of the suburban neighbourhoods. Council will need to address this matter through a separate planning proposal.

8 SERVICE AND OPERATIONAL MATTERS

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

9 COMMITTEE REPORTS

The following item is submitted for consideration -

9.1 Minutes of the Traffic Committee Meeting held on 9 June 2020	163
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Committee Reports - 23 June 2020

ITEM 9.1 **Minutes of the Traffic Committee Meeting held on 9 June 2020**

AUTHOR **Operations**

PURPOSE AND BACKGROUND

Attached are the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 9 June 2020.

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

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

ISSUE

Recommendations of the Canterbury Bankstown Council Traffic Committee meeting.

RECOMMENDATION

That the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 9 June 2020, be adopted.

ATTACHMENTS [Click here for attachment](#)

A. Minute of the Traffic Committee Meeting 9 June 2020

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 -

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Notice of Motions & Questions With Notice - 23 June 2020

ITEM 10.1 **Notice of Motions**

AUTHOR **Office of the General Manager**

ISSUE

The attached schedules provide a status report on Notice of Motions resolved at previous meetings and correspondence sent and received, related to Notices of Motions.

RECOMMENDATION

That the information be noted.

ATTACHMENTS [Click here for attachments](#)

- A. Notice of Motions Status Table
- B. Correspondence sent in relation to Notice of Motions
- C. Correspondence received in relation to Notice of Motions

Notice of Motions & Questions With Notice - 23 June 2020

ITEM 10.2 Waterloo Road Intersection

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

“That Council investigates, as a matter of urgency, a suitable treatment to address the road crash history at the intersection of Waterloo Road and Boronia Road Greenacre.”

BACKGROUND

Late in May we saw yet another serious car crash at Waterloo and Boronia Road Greenacre which saw an out of control vehicle crash through the intersection. I understand that this is a black spot, with calls for improvements having been made now for 19 years.

I understand that traffic signals are under the jurisdiction of Transport for NSW (TfNSW) and so as a matter of urgency, I am asking that Council get TfNSW to jointly investigate this location with a view to identify intersection improvements to improve safety.

GENERAL MANAGER’S COMMENT

Council will investigate the intersection and its crash history and prepare a report for the Canterbury Bankstown Local Traffic Committee which includes representatives of TfNSW. No such investigation can commence until the NSW Police complete its investigations.

Notice of Motions & Questions With Notice - 23 June 2020

ITEM 10.3 Belmore Stadium

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

“That Council write to the NSW Government advocating for it to provide funding for the implementation of the Belmore Masterplan.”

BACKGROUND

With COVID-19 creating an enormous hole in the NSW Government’s budget, recent media reports have indicated that the \$810m Homebush Stadium has been shelved to allow these funds to, in part, contribute to a \$3 billion package of infrastructure spending to, as the Premier is reported to have put it, create jobs now.

I understand that there is still a desire from the Government to, while this mega-stadium project is now off, still invest in stadia and similar public cultural assets.

I can only congratulate the Government on this sensible decision and in doing so put forward Belmore Stadium and the Belmore Masterplan to receive funding.

Council and its community have put in the hard work to create a vision for the future of the Belmore Stadium precinct. When realised, it will deliver an enormous community benefit, not only for the sporting facilities, but because our Masterplan has focused on servicing multiple sports and complimentary cultural capabilities as well.

This will deliver, I am sure, hundreds, if not thousands of jobs and it is ready to go now. We just need the State Government to play its part.

GENERAL MANAGER’S COMMENT

There are no costs associated with the proposed motion, as written.

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ITEM 10.4 Encouraging Street Art

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

“That Council:

1. Investigates how to encourage high quality street art in our City, and
2. Incorporates street art into the development of its Public Art Strategy.”

BACKGROUND

Street art usually includes images, illustrations, or symbols, adding light, colour and vibrancy to the streetscape. Often intended as a tribute to another place, time, or person, they often become a landmark in their own right, and add character to existing buildings and neighbourhoods. According to a recent article in the Financial Times, Street Art can also increase house values.

The community feedback that I have received from a recent mural painted by a talented artist Danny Mulyono, of two rainbow lorikeets eating an apple located at the corner of Tower and Malvern Street has been overwhelmingly positive, in fact I have been advised by several community members that they want more of the same. It’s a great example of how a high quality and appropriately themed item of Street Art can complement the surrounding neighbourhood.

Whilst there are good examples of street art, it’s important that within our City they are always high quality in nature, appropriately themed and situated in appropriate locations to enhance our City for residents and visitors to enjoy.

I understand that our draft Operational Plan for 2020-21 includes the development of a Public Art Strategy and I am asking that street art, as exemplified by the mural in Panania, be incorporated into this body of work.



'Two birds one hand' by Danny Mulyono, located at the Cnr of Tower and Malvern Street Panania

GENERAL MANAGER'S COMMENT

Council's Creative City Strategic Plan, adopted in 2019, commits to supporting the creation and maintenance of public art. An important step in this will be the development of a public art strategy to identify opportunities in major developments and to highlight Aboriginal and Torres Strait Islander/local artists or heritage. This has been included in the draft 2020-21 Operational Plan and will incorporate a section on Street Art.

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ITEM 10.5 Funding of Waterway Maintenance

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

“That Council write to the NSW Government requesting it identifies, or if absent, establishes a fund for residents to apply to for the purpose of maintaining or improving privately owned waterways.”

BACKGROUND

Water quality in our rivers is of vital importance to both the natural environment and our communities. Responsibility for these large rivers is generally well established, but there is only so much that can be achieved by focusing initiatives at this level.

There are hundreds or perhaps thousands of waterways on private land, all of which play a role in the quality of water that runs off these properties and into public waterways. It is in the public's interest then, that these privately owned waterways are maintained to a minimum standard.

I am aware of one such waterway in Revesby, where the owner is seeking assistance to do just this. I understand that it is not Council's responsibility, but even if it were, the potential scale would put it beyond our means.

It is for these reasons that I believe the State Government has a role to play, to provide funding for such works where it can be demonstrated that there will be a public benefit through improved water quality.

GENERAL MANAGER'S COMMENT

There are no cost implications arising from the proposed motion, as written.

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ITEM 10.6 Illegal Dumping

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

“That Council write to the NSW Government requesting a permanent and secure funding stream, to be funded from the Waste Levy, for councils to address the growing issue of illegal dumping through deterrence, enforcement and clean up.”

BACKGROUND

Illegal dumping is an ongoing and increasing waste issue. Each year councils across the state invest millions of dollars in managing the issue. The NSW Environment Protection Authority (EPA) recorded a 34 per cent increase in illegal dumping last month compared to April 2019.

I was very proud of our Eyes On It anti-dumping campaign which identified, mapped, taped and removed over 7,000 illegal dumps across our city.

The data gathered through this campaign, I understand, clearly shows that well-targeted and high-profile interventions are effective in reducing illegal dumping, in encouraging perpetrators to take responsibility for their actions and in reducing the negative impacts of dumping.

The campaign also showed that ongoing success depends upon repetition across the whole LGA and particularly in dumping hot spots.

Establishing a permanent funding stream, taken from the Waste Levy, will finally enable councils, including CB City, to properly resource programs aimed at stopping this ever growing problem.

GENERAL MANAGER’S COMMENT

There are no cost implications arising from the proposed motion, as written.

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ITEM 10.7 Improving Recycling Systems in NSW

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

“That Council play a key advocacy role; to ensure improvements to the recycling systems in NSW, are consistent across the state, and funded from the NSW Waste levy.”

BACKGROUND

The Council of Australian Government (COAG) has agreed to ban the export of certain waste materials overseas, including glass, mixed plastics and mixed paper and cardboard. This will present challenges for the recycling industry, and local government.

The Victorian Government have announced that they are transforming Victoria’s recycling sector, with the delivery of a recycling system that is reliable. This includes the introduction of a fourth household bin; the purple glass recycling bin.

I would like to see that NSW also develops a state-wide approach that is consistent and ensure that local government and communities are not left alone to resolve and fund the solutions. As one of the largest councils in NSW, I would like to see that this council helps to lead the advocacy.

GENERAL MANAGER’S COMMENT

There are no cost implications arising from the proposed motion, as written.

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ITEM 10.8 Improving Children's Financial Literacy

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

“That Council writes to the Minister for Education, requesting she investigates opportunities for the Department to partner with appropriate organisations or develop their own program to improve the financial literacy of our youth.”

BACKGROUND

I am aware of a number of programs being initiated by organisations to improve the financial literacy of children. As the world becomes more complex and cost of living increases, there has never been a more important time to ensure our children have the necessary understanding of finance to avoid the pitfalls and traps of poor decision making.

One such initiative is the Lending and Innovation Centre within the Bankstown Sports Club, supported by Bankstown City Unit Bank, which allows schools and students to explore finance matters using state of the art technology.

I would like to see programs such as this used by schools throughout NSW and accordingly ask that Council write to the Minister requesting she investigate what opportunities are out there to partner with such organisation to improve the financial literacy of our youth or indeed that the Department develops its own program.

GENERAL MANAGER’S COMMENT

There are no cost implications arising from the proposed motion, as written.

Notice of Motions & Questions With Notice - 23 June 2020

ITEM 10.9 Parking Across Driveways

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

“That Council investigate methods to reduce the incidence of drivers parking across residential and commercial driveways.”

BACKGROUND

Cars parking across driveways continues to be a serious problem across the LGA, especially near schools, places of worship and shopping centres.

Some options which could be looked at include:

- Line markings to indicate where parking is permitted
- Signage indicating that parking across driveways is illegal
- Education campaign
- Allocating Pickup/Drop off areas near schools.

GENERAL MANAGER’S COMMENT

There are no cost implications arising from the proposed motion, as written.

Notice of Motions & Questions With Notice - 23 June 2020

ITEM 10.10 Queen Street Roundabout

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

“That Council investigates the construction of a roundabout at the intersection of Gordon Parker and Queen St Revesby.”

BACKGROUND

Gordon Parker St is long road running from Marigold St through to Victoria St Revesby.

The Traffic flow along this road is heavy in both morning and afternoon peak periods as it intersects many streets in both the heavy Industrial and residential areas of Revesby.

Queen St Revesby is also a very busy Road and it has been brought to my attention that the intersection of Gordon Parker and Queen Streets Revesby in particular are becoming a serious safety concern to motorists.

I agree with this concern as I have driven through this intersection many times during peak traffic periods.

The introduction of traffic lights at the intersection of The River Rd & Bransgrove Rd Revesby, the building of the roundabout at the intersection of Tower & Eastern Ave Panania and the building of roundabouts on Beaconsfield St Revesby are just some examples of construction that have had a very positive safety effect on our community by both regulating traffic flow and helping to reduce the risk of possible future serious traffic related incidents.

GENERAL MANAGER’S COMMENT

Council staff will investigate the intersection and its suitability for a roundabout treatment. Costs arising from the proposed investigation can be accommodated from existing operational programs.

Notice of Motions & Questions With Notice - 23 June 2020

ITEM 10.11 Smith Park Basketball Court

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

“That Council considers the enclosure of the Smith Park basketball court and provides advice on the acoustics of the new surface.”

BACKGROUND

The Construction of the Smith Park Basketball Courts at East Hills is a great asset to the community and a credit to Council.

However, I have received local resident concerns regarding the usage times of these Courts. Reports of use after 9.00pm and the related noise created can have a very negative effect on the amenity of nearby residents.

By constructing a fence around these courts opening and closing times could be regulated in the best positive interest of the community.

GENERAL MANAGER’S COMMENT

As noted, following the resurfacing of the Smith Park Basketball Court, local residents have responded positively by using the space for recreation. This has, no doubt, been compounded by COVID-19, given that it was one of the few available courts in southwest Sydney during the pandemic and there was a greater number of children and youths with free time on their hands.

Enclosing the court is estimated to have a capital cost of \$25,000 and ongoing operational costs of approximately \$3,000 per year. However, Council’s experience with other, similarly fenced facilities is that there is, relative to the capital and operational costs, a high maintenance cost owing to continued vandalism and forced entry.

Further, it has also been Council’s experience that the efficacy of fencing is limited, proving to have little deterrence and in some instances contributes to a worsening of anti-social behaviour. Furthermore, if individuals are using the courts at the time of closure, unless they voluntarily leave, it would not be possible to lock the gates. Councils in NSW lack any move on powers and, practically, cannot fine individuals for disobeying Notices controlling such activities. On the other hand, NSW Police can.

At its core, this is a policing and enforcement issue. Fencing the court will not eliminate this and will likely increase the chance of conflict. Council will continue to work with the Local Area Command to raise the level of enforcement from NSW Police.

With respect to the acoustics, the court surface manufacturer advise it provides up to a 9dB reduction in volume of ball bounce.

Notice of Motions & Questions With Notice - 23 June 2020

ITEM 10.12 Grant Pipeline

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

“That Council receive a briefing on the grants Council has made an application for over the 2019-20 financial year and what grants the Council knows of for the 2020-21 financial year.”

BACKGROUND

Like all Councillors, I receive a lot of representations from residents and other community members for new initiatives, facilities and infrastructure. Many of these, whilst good ideas and from a place of good faith, would not be possible to realise without grant funding.

Having a knowledge of what Council has applied for and anticipates will be coming online for application in the next financial year will greatly assist in fielding these community representations and indeed so that we may make representations when the opportunity arises.

GENERAL MANAGER’S COMMENT

There are no cost implications arising from the proposed motion, as written.

Notice of Motions & Questions With Notice - 23 June 2020

ITEM 10.13 Suicide Prevention

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

“That Council -

1. Includes this serious issue as part of its next social networking workshop with a view to it being elevated as a priority area for funding under our own community grants program, and
2. Writes to the NSW Minister for Health calling on more funding for mental health care generally and specifically for additional and better resourced acute mental health units in our area.”

BACKGROUND

Suicide is the number one cause of death for people aged between 15 and 44 in Australia. Early detection and prevention of common mental health disorders can save a life. For every death there are up to 30 attempts made by the same person so I’m sure Council can intervene somehow to help that same person before it is too late.

Too many of us have known someone close that has succumbed. Often we are blind to the signs, or if they are noticed, there isn’t the support, the acute mental health care they need available.

We have to do more and our Government has to do more; we all have to work together to fund mental health care and specifically acute mental health units so they have the reach and resources they need to tackle this growing problem.

GENERAL MANAGER’S COMMENT

There are no cost implications arising from the proposed motions, as written.

11 CONFIDENTIAL SESSION

11.1 EOI 01-20 Whitmarsh Reserve Solar Farm

General Manager's Statement

Confidentiality

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

CONFIDENTIAL SESSION

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

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

RECOMMENDATION

That, in accordance with Section 10A(2) of the Local Government Act, 1993, the Public and the Press be excluded from the meeting to enable Council to determine Item 11.1 in confidential session for the reasons indicated:

Item 11.1 EOI 01-20 Whitmarsh Reserve Solar Farm

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.