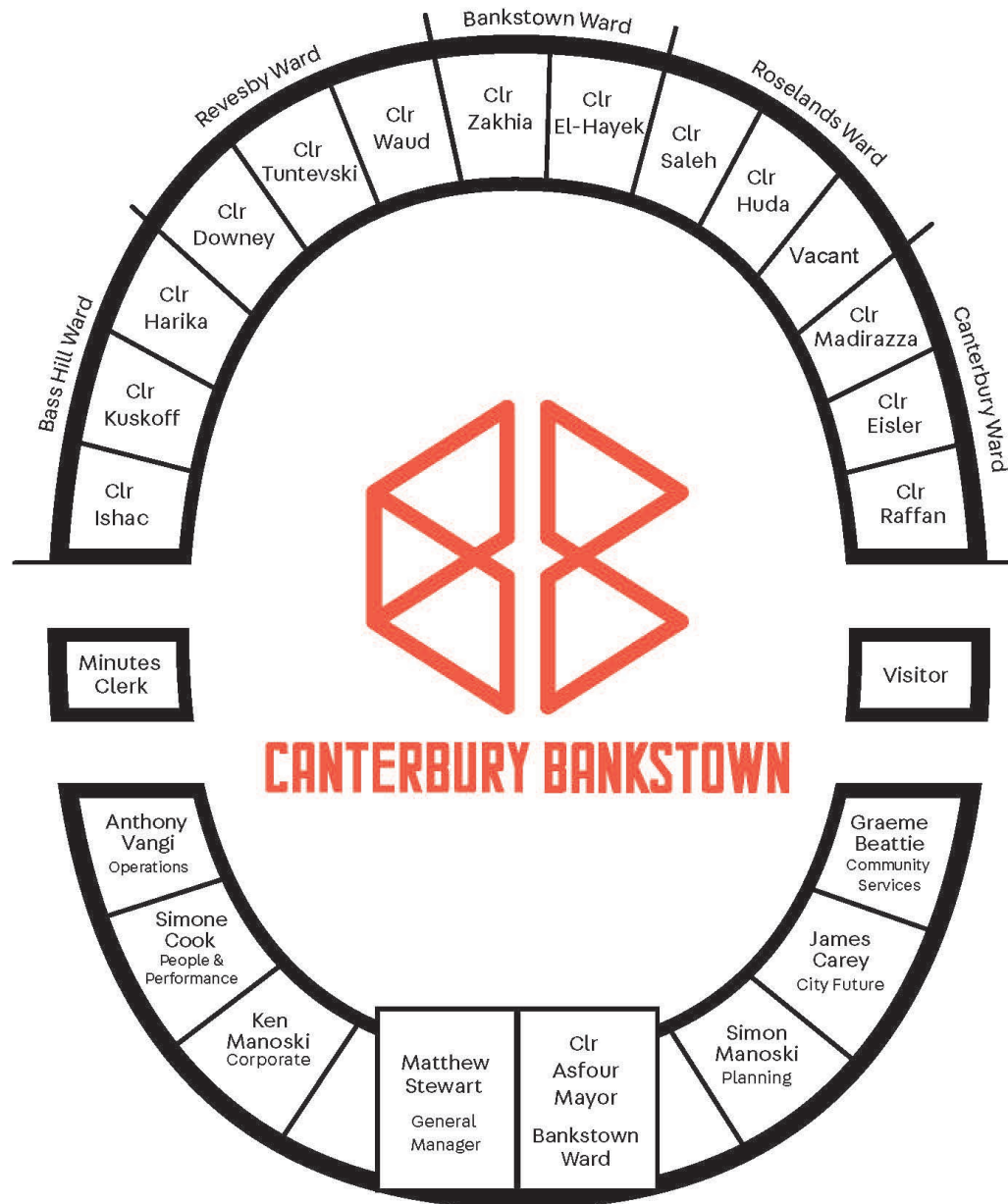




# AGENDA FOR THE ORDINARY MEETING

24 November 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 27 October 2020 .....7



**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 27 OCTOBER 2020**

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

**PRESENT BY AUDIO**

**VISUAL LINK:** Councillors Kuskoff and Raffan

**APOLOGIES** Nil

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COUNCILLOR TUNTEVSKI WAS NOT PRESENT IN THE MEETING AT THE  
COMMENCEMENT OF THE MEETING.

**HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.03 PM**

**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**

**(1099) CLR. ZAKHIA:/CLR. DOWNEY**

RESOLVED that the minutes of the Ordinary Council Meeting held on 22 September  
2020 be adopted

- CARRIED

**(1100) CLR. ZAKHIA:/CLR. DOWNEY**

RESOLVED that the minutes of the Extraordinary Council Meeting held on 28  
September 2020 be adopted

- CARRIED

**SECTION 2: LEAVE OF ABSENCE**

Nil

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

In respect of Item 4.8 – Local Community Based Donations, Councillor El-Hayek declared a significant, non-pecuniary conflict of interest due to his working association with the Lebanese Muslim Association and advised that he will vacate the Chamber taking no part in debate on the matter.

In respect of Item 6.1 – Community Gardens Policy and Nature Strip Gardens Policy, Councillor Saleh declared a significant, non-pecuniary conflict of interest due to her working association with Riverwood Community Centre who operate a community garden and advised that she will vacate the Chamber taking no part in debate on the matter.

**SECTION 4:                   MAYORAL MINUTES**

**ITEM 4.1                    WOMENS REFUGE**  
**(1101)                    CLR. ASFOUR**

RESOLVED that

1. Council opens discussions with the Revesby Workers Club and explore opportunities with the club to seek State and Federal Government grants.
2. Donations from the next Mayoral Ball go towards the costs of running the shelter.

- CARRIED

**ITEM 4.2                    AUSTRALIA DAY HONOURS**  
**(1102)                    CLR. ASFOUR**

RESOLVED that Council seek nominations for the following Australia Day Honours categories.

- Citizen of the Year;
- Young Citizen of the Year;
- Volunteer of the Year; and
- Community Organisation of the Year
- Jack Munday Environment and Heritage Award.

- CARRIED



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COUNCILLOR TUNTEVSKI ARRIVED AT 6.17 PM.

**ITEM 4.3                      PARKING PASSES**

**(1103)                      CLR. ASFOUR**

RESOLVED that

1. Council extend the period of the current parking passes for healthcare workers to park in time zones around Canterbury and Bankstown-Lidcombe hospitals by six months until 31 March 2021.
2. Council to write to the General Managers of both hospitals, to inform them of our decision and thank them and their staff for their service to the community.

- CARRIED

**ITEM 4.4                      BOOMTOWN SUMMIT**

**(1104)                      CLR. ASFOUR**

RESOLVED that Council get behind this summit and join others to sponsor this initiative which will undoubtedly and deservedly, elevate our City, create exposure, create opportunities and give us a loud voice at the table.

- CARRIED

**ITEM 4.5                      OZ HARVEST**

**(1105)                      CLR. ASFOUR**

RESOLVED that Council waives the hire cost of the Lakemba Senior Citizens Centre of \$2,929.50 for the 31 weeks.

- CARRIED

**CANTERBURY BANKSTOWN**  
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**ITEM 4.6**  
**(1106)**                      **HOUSING NUMBERS**  
**CLR. ASFOUR**

RESOLVED that Council continues its campaign to inform residents about our housing strategy and tackles any misinformation or mistruths about planning that are being spread throughout the community.

- CARRIED

**ITEM 4.7**  
**(1107)**                      **STRONGER COMMUNITIES FUND**  
**CLR. ASFOUR**

RESOLVED that

1. Council write to aggrieved councils, those who missed out on vital funding, and LGNSW, with the intention of gaining their support and financial assistance to pursue the matter, collectively, so we can fight for all our communities.
2. The General Manager report back to Council on the legal advice when received, and on the likely financial commitment to pursue legal action and the willingness of other councils and the wider industry to support us.

- CARRIED

**ITEM 4.8**                      **LOCAL COMMUNITY BASED DONATIONS**

In respect of Item 4.8 – Local Community Based Donations, Councillor El-Hayek declared a significant, non-pecuniary conflict of interest due to his working association with the Lebanese Muslim Association and vacated the Chamber taking no part in debate on the matter.

CLR EL HAYEK TEMPORARILY LEFT THE MEETING AT 6.32 PM AND RETURNED AT 6.33 PM.

**(1108)**                      **CLR. ASFOUR**

RESOLVED that

1. Council support the request from Zia Forum Australia to support the Bangladesh community through a \$1,000 donation, to run their Women Mindful and Relaxation Program which will be held at Parry Park Hall on 14

**CANTERBURY BANKSTOWN**  
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November 2020, and that any future requests for assistance be made through Council's Community Grants and Event Sponsorship Program.

2. Council support the request from Mirath in Mind through a \$1,000 donation, who will be staging a mini concert event entitled "Beirut mon Amour" which translates to "Beirut my beloved" and will officially mark their 10th Anniversary, and that any future requests for assistance be made through Council's Community Grants and Event Sponsorship Program.
3. Council support the request from Lebanese Muslim Association (LMA) through waiving the fees for the use of Parry Park associated with overflow carparking of \$310, and that any future requests for assistance be made through Council's Community Grants and Event Sponsorship Program.
4. Council support the request from Padstow Community Care through a \$500 donation to assist the community through their annual Spring Fundraiser.
5. These funds to be made available from Council's Community Grants and Events Sponsorship budget.

- CARRIED

**SECTION 5: PLANNING MATTERS**

**ITEM 5.1 BELFIELD SMALL VILLAGE MASTER PLAN - PILOT PROJECT**  
**(1109) CLR. DOWNEY:/CLR. MADIRAZZA**

RESOLVED that

1. Council endorses the undertaking of the Belfield Small Village Centre Master Plan as a Pilot Project as outlined in this report.
2. Council note that as part of the master planning process for Belfield, targeted engagement with the local residents and businesses in the form of community voice panels (or similar) will be undertaken to inform the master plan.
3. Council support the allocation of resources to deliver the pilot masterplan for Belfield as outlined in this report which will also be reported through the budget quarterly review process.
4. Council considers the implementation of a small centres master planning program and resourcing implications upon completion of the pilot project.

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- CARRIED

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

**Against:-** Nil

**SECTION 6: POLICY MATTERS**

**ITEM 6.1 COMMUNITY GARDENS POLICY AND NATURE STRIP GARDENS POLICY**

In respect of Item 6.1 – Community Gardens Policy and Nature Strip Gardens Policy, Councillor Saleh declared a significant, non-pecuniary conflict of interest due to her working association with Riverwood Community Centre who operate a community garden and vacated the Chamber taking no part in debate on the matter.

CLR SALEH TEMPORARILY LEFT THE MEETING AT 6.35 PM AND RETURNED AT 6.37 PM.

**(1110) CLR. EISLER:/CLR. RAFFAN**

RESOLVED that Council adopt the Nature Strip Gardens Policy and Community Gardens Policy and their associated guidelines.

- CARRIED

**SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS**

**ITEM 7.1 DISCLOSURE OF INTEREST RETURNS 2019/20**

**(1111) CLR. WAUD:/CLR. TUNTEVSKI**

RESOLVED that the tabling of the Disclosure of interest Returns for 2019/20 be noted.

- CARRIED

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**ITEM 7.2**                      **CASH AND INVESTMENT REPORT AS AT 30 SEPTEMBER 2020**  
**(1112)**                      **CLR. WAUD:/CLR. ZAKHIA**

RESOLVED that

1. The Cash and Investment Report as at 30 September 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**                      **JACK MUNDEY/GREEN BANS PARK**  
**(1113)**                      **CLR. EISLER:/CLR. MADIRAZZA**

RESOLVED that

1. Council undertake community consultation on the proposal to name the future Park at 15 Close Street the 'Jack Munday Park'.
2. Council undertake community consultation to seek input into the future design for the community space at 15 Close Street.

- CARRIED

**ITEM 8.2**                      **REVIEW OF STREET TREE REMOVAL - 172 NORTHAM AVENUE, BANKSTOWN**  
**(1114)**                      **CLR. EL-HAYEK:/CLR. ZAKHIA**

RESOLVED that

1. Notes the report on the street tree at 172 Northam Avenue, Bankstown including the measures implemented to address the fruit and nut fall from the street tree and the arborist's advice.
2. Retains the healthy *Lophostemon conertus* (Brush Box) outside 172 Northam Avenue Bankstown.
3. MoW volunteers continue to monitor path conditions, brush if safe to do so and advise Council staff of any concerns.

- CARRIED

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**ITEM 8.3**                      **T42-20 CARES FACILITY IN BASS HILL**  
**(1115)**                        **CLR. HARIKA:/CLR. DOWNEY**

RESOLVED that

1. Council notes that no tenders were received to operate the CARES Facility in Bass Hill.
2. Council endorse a trial for this outdoor space to be promoted as a hireable facility for the public for a 12-month period.

- CARRIED

**ITEM 8.4**                      **SUMMER SERIES OF MAJOR EVENTS AMID COVID**  
**(1116)**                        **CLR. SALEH:/CLR. EL-HAYEK**

RESOLVED that

1. Council supports the proposed changes to the Summer Series of Events as outlined in this report
2. A further report be prepared for the Council meeting on 24 November 2020 to investigate the Christmas activities in order to ensure that the spirit of Christmas continues to be celebrated across our City.

- CARRIED

**SECTION 9:                      COMMITTEE REPORTS**

**ITEM 9.1**                      **MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 13 OCTOBER 2020**  
**(1117)**                        **CLR. HARIKA:/CLR. ISHAC**

RESOLVED that the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 13 October 2020, be adopted.

- CARRIED

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

**(1118) CLR. TUNTEVSKI:/CLR. HUDA**

RESOLVED that in accordance with Council's Code of Meeting Practice, Council adopts all the recommendations of the Notice of Motions and Questions with Notice with the exception of Items 10.3 and 10.4.

- CARRIED

**ITEM 10.1 NOTICE OF MOTIONS**

**(1119) CLR. TUNTEVSKI:/CLR. HUDA**

RESOLVED that the information be noted.

- CARRIED

**ITEM 10.2 MOVEMBER**

**(1120) CLR. TUNTEVSKI:/CLR. HUDA**

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

- CARRIED

**ITEM 10.3 POPULATION PLANNING AND PUBLIC SPACES**

**(1121) CLR. RAFFAN:/CLR. HARIKA**

RESOLVED that

1. Council write to the Minister for Planning and Public Spaces, Minister Rob Stokes MP seeking an urgent review of population projections to 2040 and that these revised projections be used to trigger a review of the District Plans across metropolitan Sydney.

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2. Council investigate the possible impact of COVID on the future of jobs and the need for commercial space in our centres to inform the future review of our Employment Lands Strategy.

- CARRIED

**ITEM 10.4**  
**(1122)**                      **SCHOOL-BASED APPRENTICESHIPS AND TRAINEESHIPS**  
**CLR. DOWNEY:/CLR. EL-HAYEK**

RESOLVED that Council investigates incorporating school-based apprenticeships and traineeships into its annual trainee, apprenticeship and graduate program.

- CARRIED

**ITEM 10.5**  
**(1123)**                      **HIGHLAND AVENUE, BANKSTOWN**  
**CLR. TUNTEVSKI:/CLR. HUDA**

RESOLVED that Council reports to the Local Traffic Committee possible options to address resident concerns about on-street parking in Highland Avenue, Bankstown.

- CARRIED

**ITEM 10.6**  
**(1124)**                      **SENIOR SAFETY**  
**CLR. TUNTEVSKI:/CLR. HUDA**

RESOLVED that

1. Council writes to the Australian Governments, seeking greater promotion and awareness of the safety of seniors, including elder abuse and encourage community members to be aware of and report suspected cases of elder abuse to protect and improve the safety and well-being of our elders, and
2. Council promotes, through its own communication channels, awareness of Senior Safety.

- CARRIED



**CANTERBURY BANKSTOWN**  
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**ON 27 OCTOBER 2020**

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**ITEM 10.7**  
**(1125)**

**DAVIES ROAD, PADSTOW**

**CLR. TUNTEVSKI:/CLR. HUDA**

RESOLVED that Council writes to Transport for NSW, requesting that Davies Road, Padstow, between Watson Road and the Alfords Point Bridge be widened.

- CARRIED

**ITEM 10.8**  
**(1126)**

**INTERNATIONAL DAY AGAINST VIOLENCE AGAINST WOMEN**

**CLR. TUNTEVSKI:/CLR. HUDA**

RESOLVED that Council promotes, in support of International Day Against Violence Against Women, the importance of preventing men's violence against women.

- CARRIED

**ITEM 10.9**  
**(1127)**

**NEIGHBOUR DAY 2021**

**CLR. TUNTEVSKI:/CLR. HUDA**

RESOLVED that Council, as part of the national Neighbour Day in March 2021, considers a media campaign, including social media, highlighting the year's theme of "Every day is Neighbour Day" and how this can support the creation of connections within our community.

- CARRIED

**SECTION 11:**

**CONFIDENTIAL SESSION**

**(1128)**

**CLR. HARIKA:/CLR. TUNTEVSKI**

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, 11.2, 11.3 , and 11.4 in confidential session for the reasons indicated:

**CANTERBURY BANKSTOWN**  
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Item 11.1 Property Matter - 13 Carlingford Street, Regents Park

*This report is considered to be confidential in accordance with Section 10A(2)(d)(ii) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council.*

Item 11.2 Property Matter - 131 Biloela Street, Villawood

*This report is considered to be confidential in accordance with Section 10A(2)(d)(ii) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council.*

Item 11.3 T24-21 Request for Tender Lead Consultant (Design) Canterbury and Max Parker Leisure & Aquatic Centres

*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 11.4 Stormwater Infrastructure Upgrade - The Appian Way, Bankstown

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

- CARRIED

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 6.57 PM AND  
REVERTED BACK INTO OPEN COUNCIL AT 7.19 PM**

**ITEM 11.1  
(1129)**

**PROPERTY MATTER - 13 CARLINGFORD STREET, REGENTS PARK**

**CLR. TUNTEVSKI:/CLR. ZAKHIA**

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

- CARRIED

**CANTERBURY BANKSTOWN**  
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**HELD IN COUNCIL CHAMBERS**  
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**ITEM 11.2**                      **PROPERTY MATTER - 131 BILOELA STREET, VILLAWOOD**  
**(1130)**                              **CLR. TUNTEVSKI:/CLR. ZAKHIA**

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

- CARRIED

**ITEM 11.3**                      **T24-21 REQUEST FOR TENDER LEAD CONSULTANT (DESIGN)**  
**(1131)**                              **CANTERBURY AND MAX PARKER LEISURE & AQUATIC CENTRES**  
**CLR. TUNTEVSKI:/CLR. ZAKHIA**

RESOLVED that

1. Council accepts the tender received from William Ross Architects Pty Ltd for an amount of \$2,433.390.00 (excluding GST) for the design development of Canterbury and Max Parker Leisure and Aquatic Centres.
2. The General Manager be authorised to enter into a contract and sign all documentation in accordance with Council's resolution, as required.
3. Council notifies the unsuccessful tenderers in writing and thank them for tendering.

- CARRIED

**ITEM 11.4**                      **STORMWATER INFRASTRUCTURE UPGRADE - THE APPIAN WAY, BANKSTOWN**  
**(1132)**                              **CLR. ZAKHIA:/CLR. EL-HAYEK**

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

- CARRIED

**THE MEETING CLOSED AT 7.20 PM**

Minutes confirmed 24 NOVEMBER 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    Rates Harmonisation	27
4.2    WiFi on the Go	29
4.3    Local Community Based Donations	31



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## Mayoral Minutes - 24 November 2020

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### ITEM 4.1 Rates Harmonisation

It Pains me yet again to raise my extreme disappointment with the NSW Government when it comes to rates harmonisation for merged Councils. To say I am disappointed is an understatement. This Government has shown a lack of leadership, no consideration and offered very little support.

Tonight, we are faced with an important decision about securing Council's long-term financial stability and its approach to harmonising the former Canterbury and Bankstown's rating structures.

Make no mistake, the path to harmonising the former Councils' rating systems by 1st of July 2021, has been complex and will affect every ratepayer in Our City.

But, despite the July deadline, and the need to advise IPART of our decision by the 27th of November – yes, this week – we still have no guidance or instructions whatsoever as to how the Government expects us to carry out this process.

The Government is perfectly aware that this change will affect every ratepayer in merged council areas, yet have failed to provide the necessary guidance to ensure that we all have

- Clarity
- Certainty
- And above all a transparent process for our communities to consider.

By way of background, in 2018, I wrote to the then Minister for Local Government seeking their consideration to extend the former Canterbury Council Infrastructure Levy – yet I had no success.

More recently, back in July 2020, I again wrote to the Minister seeking support to defer the rate harmonisation process until after the next local government elections and to allow for a phased approach to harmonising our rating structures (of no less than five years).

Importantly, the delay would have ensured the new incoming Council had an opportunity to work through this process with the community and establish long term plans. Again, no success.

I was advised that such a change would require an Act of Parliament and that there was no intention to introduce a Bill for that purpose.

As a matter of urgency, I had asked to meet the Minister on the issues at hand and while a meeting had been set to discuss the matters it was cancelled at the last minute and was never rescheduled.

I note that more recently the Government has now changed its tune and are now mooted a suggested Bill, which will allow merged councils to gradually harmonise their rating structures, which I might add won't be ratified until after March 2021 – smack bang in the middle of when we need to consult on our 2021/22 Operational Plan and Budget.

I'm astounded as to how and why the Government, who have had four years to work this out, still have no answers for councils on the issue.

This will mean that, amidst the many pressures we are all facing, councils will need to blindly engage with their communities on several "what-if" scenarios as to how to equitably complete the process and try and explain this to our communities all while waiting for a supposedly Draft Bill to get sorted out.

Whilst likely to be a fruitless exercise, I will again write to the Minister seeking her urgent attention to address the matters at hand and importantly provide merged councils some clarity regarding the harmonisation process. I will also request that the Bill being drafted allows Council to spread the adjustments over at least five years, if not more, so the impact on our ratepayers is easier to handle.

In addition, I will be seeking assistance from the Government with regards to funding the significant cost that merged councils have had to incur to-date and will continue to incur over the coming months to implement the NSW Government's forced harmonisation process.

Separately, I will be writing to the Premier outlining council's ongoing frustration, the lack of clarity and above all the absence of support shown by the NSW Government over the years on this issue.

I move the motion and seek your support.

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## Mayoral Minutes - 24 November 2020

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### ITEM 4.2

### WiFi on the Go

If the Covid-19 pandemic has taught us anything, it's the importance of digital tools to keep connected with our family, friends, education, or work. Overnight we watched workers pack up their desks and students leave their central hubs of learning to find a new normal. Physically distanced yet connected through technology.

Technology, and more specifically the internet, is the lifeblood that has kept our world, education system and economy moving in a time where we've all been instructed to stay still. Unfortunately, not all of us are fortunate enough to have easy access to broadband services, the NBN or sufficient cellular internet access.

Digital equity has always been a passion of mine. In June 2019, I moved that Council formally endorse the five principles of the UN's Cities Coalition for Digital rights, the first principle of which states:

"Universal and equal access to the internet, and digital literacy".

I am aware of efforts from innovative cities such as New York, Kansas and Portland in the United States, to address this principle of universal access, by loaning WiFi hotspots through their library services. This technology supports community members that may be having difficulties accessing the internet; a critical lifeline during this period of Covid-19.

To address this important issue, I am proposing that Council explores the feasibility and cost of WiFi Hotspot devices and how these could be loaned to our community through the library service.



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## Mayoral Minutes - 24 November 2020

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

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

#### **Zonta Club of Sydney West**

Last year Council sponsored the Zonta Citizenship Award, as a way of recognising the talented and dedicated youth that we are blessed to have in our City.

The Zonta Club have once again requested that Council sponsor an award in their 2020 -2021 Citizenship Awards. These awards recognise the civic contribution of year 10 students. The value of the sponsorship is \$250, and I believe it is fitting that Council contribute this small amount in the name of recognition.

I recommend that Council support the Zonta Club through a \$250 donation, and that any future requests for assistance be made through Council's Community Grants and Event Sponsorship Program.

#### **Wesley Mission – Wesley Operation Hope**

Wesley Mission is a non-for-profit organisation that strives to assist as many people as possible through their various services. Recently, Wesley Operation Hope, has teamed up with ParentsNext who specialise in delivering adventure therapy programs to vulnerable mothers within the community.

The program provides a range of activities which have underlying teachings relating to many themes within these mothers' lives such as Social and Emotional Wellbeing, Goal Setting, Resilience, Independence and Community with the overall aim being to boost the confidence and motivation of these individuals and provide an opportunity to come together with other mothers in similar circumstances.

The adventure therapy program will be held at Bankstown City Gardens each Wednesday until 16 December 2020.

I recommend that Council support Wesley Mission through a fee waiver of \$697.50 for the use of Bankstown City Gardens, and that any future requests for assistance be made through Council's Community Grants and Event Sponsorship Program.

#### **Australian Jordanian Nashama**

The Australian Jordanian Nashama, an incorporated community organisation who help the community get active outdoors and to prevent mental health issues.

In October the Australian Jordanian Nashama held their first community soccer championship where more than 100 players of all ages participated with aim of building stronger, healthier, happier and safer community activities.

I recommend that Council support the Australian Jordanian Nashama through a fee waiver of \$855 for the use of The Crest Sports Fields, and that any future requests for assistance be made through Council's Community Grants and Event Sponsorship Program.

### **El Mina Australia**

El Mina Australia is an incorporated community organisation that provides support to the Canterbury-Bankstown Mina and Lebanese community.

They have asked Council for financial assistance to go towards a first aid program for the volunteers at the association that provide community learning and recreational classes to the community first aid skills and knowledge to assist in emergency situations.

I recommend that Council support the El Mina Australia through a \$1,000 donation, and that any future requests for assistance be made through Council's Community Grants and Event Sponsorship Program.

### **Sydney Community Connect – Do It For Fashion Cancer Fundraiser**

Sydney Community Connect is an incorporated community organisation has partnered with local business Dusty Pink to host their annual "Do It For Fashion Cancer Fundraiser". They have asked for financial support from Council for this charity event to be held 9 December 2020.

The event itself is supporting the Cancer Council NSW with all net profits 100% being donated to the Cancer Council NSW.

Cancer Council is the only charity that works across every area of cancer, from research to prevention and support. Every year almost 48,000 people in NSW are diagnosed with cancer. The Cancer Council NSW offers support to families affected by cancer.

I recommend that Council support Sydney Community Connect and their fundraising efforts for the Cancer Council NSW through a \$1,000 donation, and that any future requests for assistance be made through Council's Community Grants and Event Sponsorship Program.

### **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**

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



## **6            POLICY MATTERS**

The following items are submitted for consideration -

6.1    Unlocking the Potential of the Central City	37
6.2    Markets Policy	41



### ITEM 6.1                      Unlocking the Potential of the Central City

**AUTHOR**                      City Future

#### **PURPOSE AND BACKGROUND**

This report seeks to develop a list of agreed priorities for councils located within the Central City, one of three cities identified by the Greater Sydney Commission.

#### **ISSUE**

Generating, attracting and improving jobs is a major priority for Council. For this to occur, it must be supported by agreed priorities in planning, infrastructure and investment. While Canterbury Bankstown can play a role in this, the ability to deliver is significantly enhanced when there is collective agreement by Local Government in the Central City.

Canterbury Bankstown has taken a lead in getting this collective agreement following engagement with surrounding Councils to determine priority areas. This will be used to engage with the Greater Sydney Commission and Government as a whole.

#### **RECOMMENDATION**    That Council -

1.     Endorse the report – Unlocking the Potential of the Central City.
2.     Work with surrounding Councils to advocate for the priorities as set out in this report.
3.     Write to the NSW Government and the Greater Sydney Commission to work collaboratively on the priorities identified.

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

- A.     Unlocking the Potential of the Central City

## **POLICY IMPACT**

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The Report delivers on the priorities identified in the Community Strategic Plan delivering on the outcome to be a more Prosperous and innovative city. It is also consistent with Council Local Strategic Planning Statement.

## **FINANCIAL IMPACT**

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The report does not have any direct financial impact on Council. Delivering on any specific outcomes or initiatives identified in the Plan will be subject to a further report of funding identified in future quarterly Reviews of Operational Plan.

## **COMMUNITY IMPACT**

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The actions and priorities listed in the Plan would deliver major benefits to the city and to our residents. The Plan identifies actions across transport and connectivity, investment in our Centres and economic hubs, and improvement to amenity including our river systems.

## DETAILED INFORMATION

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Much of the future growth, economic prosperity and access to opportunity for Sydney relies on the success of Canterbury Bankstown. Major infrastructure and investment such as the Metro, new Bankstown Hospital and University Campus, reflect this role.

However, we also recognise that Canterbury Bankstown is part of a broader Central City and the success of Canterbury Bankstown will be contingent on the success of the Central City. While significant change is occurring, and the future of our City looks bright, there is acknowledgment that more needs to be done to ensure the Central City as a whole achieves the recognition and focus of Government.

Within the Greater Western Sydney region, there is a dynamic and very competitive market for investment, talent and public infrastructure – meaning that Canterbury-Bankstown, and other Councils in the Central City, must work together on shared and agreed priorities.

While there are major current economic challenges posed by COVID-19, there is also opportunity with the significant investment flowing into Local Government and broader metropolitan area. We are at a critical time that cannot be missed if Council is to influence political thinking and secure the much-needed infrastructure funding from Government.

As noted above, it is imperative that the collective voice of Councils in the Central City are clearly defined and agreed. To assist in this advocacy role, Canterbury Bankstown has taken a leading role in collaborating with surrounding Councils to develop a clear and compelling plan - '**Unlocking the Potential of the Central City**'.

The Plan is underpinned by the fundamental need for **Jobs and Investment**. It addresses the urban renewal, economic, transport, environmental and governance challenges that exist in the Central City, and identifies solutions to these.

While the Plan sets out the challenges and priorities, these have been condensed into three major initiatives to approach the Greater Sydney Commission and Government to work collaboratively on. These are:

### **TRANSPORT: Central City Transport Plan**

#### ***Objectives:***

- Provide a number of North-South Rail corridor options
- Identify Interim North South Transport Solutions
- Ensure future mass transit and interim options are linked to a North-South Active Transport Network
- Maps out opportunities to improve active transport, blue and green links

### **EMPLOYMENT: Central City Employment & Economic Activation Plan**

#### ***Objectives:***

- Target the employment needs required to grow major commercial centres
- Identify opportunities to sustain/grow traditional industrial sites and transition to advanced manufacturing

- Identify opportunities within the Central City for cross-collaboration and investment, particularly in the areas of health, innovation and education.
- Set a clear employment target (and action plan) across the entire Central City.

#### **ENVIRONMENT: Central City River Amenity Plan**

##### ***Objectives:***

- Identify pilot projects to deliver improved use and connection to the rivers
- Establish a funding framework (liveability fund) to support projects that enhance local river and/or foreshore access, useability and activation
- Establish clear governance structure to guide future management, track targets and secure funding - EG A New State Government River Agency.

#### **Next Steps**

Council has already received in principle support for the plan from several surrounding councils. Subject to Council resolving to support the plan, it is proposed that this be used as the basis to continue to collaborate with surrounding councils and to approach the NSW Government and Greater Sydney Commission.



### **ITEM 6.2                      Markets Policy**

**AUTHOR                      City Future**

### **PURPOSE AND BACKGROUND**

The purpose of this report is to seek Council's endorsement of the Markets Policy for the purposes of public exhibition.

### **ISSUE**

The purpose of the Markets Policy is to provide an aligned approach on the approval and operation of markets across the Canterbury Bankstown Local Government Area (LGA).

The policy applies to all market operators requesting to operate on land under the care and control of Council, and the assessment of applications.

### **RECOMMENDATION    That -**

1.     Council endorse the Markets Policy and the policy to be placed on public exhibition.
2.     A further report be submitted to Council following public exhibition.

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

- A.     DRAFT Markets Policy

## **POLICY IMPACT**

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The Markets Policy outlines Council's policy response to markets. It provides guidance on the approval and operation of markets across the LGA and brings together the Canterbury and Bankstown areas under one policy.

This policy will replace the current Bankstown Markets Policy (2015).

## **FINANCIAL IMPACT**

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There is no direct financial impact as a result of this policy.

## **COMMUNITY IMPACT**

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The Markets Policy aims to facilitate well managed markets that support and contribute to local communities.

Markets are treated as a special event and subject to terms and conditions. Prospective market operators are required to submit a 'special events application form' to seek approval to operate a market on land under the care and control of Council.

## **DETAILED INFORMATION**

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Council acknowledges the contribution markets make socially, economically and culturally to the Canterbury Bankstown LGA. Well managed markets activate and create a vibrancy to the public domain that enhance the economic potential of the area while encouraging local production, distribution and consumption of goods.

The policy strikes a balance between facilitating trade, visitation, growth and activation, while at the same time putting in protections for Council and the public. It outlines clear parameters surrounding the approval and operation of markets on Council owned or operated land across the City.

It details the application and approval process where markets are treated as Special Events and are facilitated initially through a Special Events Application Form. It also outlines Council's commitment to its legislative obligations and as such, markets will be subject to periodic inspections by Council officers to ensure compliance with the provisions in the policy, and terms and conditions, and other regulatory instruments.



## **7            GOVERNANCE AND ADMINISTRATION MATTERS**

The following items are submitted for consideration -

7.1	Rates Harmonisation & Financial Sustainability	47
7.2	Quarterly Report of the 2020/21 Operational Plan and Budget to 30 September 2020 and Review of the Delivery Program 2018-2022	85
7.3	Unaudited 2019/20 Annual Financial Report	91
7.4	Naming of Reserve - Corner Hume Highway and Miller Road Bass Hill	95
7.5	Code of Meeting Practice - 2021 Schedule of Meetings	99
7.6	Code of Conduct Complaints Report	103
7.7	Cash and Investment Report as at 31 October 2020	105



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## Governance and Administration Matters - 24 November 2020

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### ITEM 7.1

### Rates Harmonisation & Financial Sustainability

### AUTHOR

Office of General Manager

### PURPOSE AND BACKGROUND

In accordance with the relevant provisions of the Local Government Act, Council is required to harmonise its former council's rating structures, and establish an equitable rate path based on one ad valorem rate, for one city, for all Ratepayers, by 1 July 2021.

Separately, this report considers options for a concurrent Special Rate Variation (SRV), which will also restore the \$5M per annum SRV lost across former Canterbury during the NSW Governments rate path freeze together with options to deliver a raft of service enhancements and increase expenditure on the renewal of community infrastructure such as Town Centres, playing fields, sporting club houses, recreational assets, community facilities and our Leisure and Aquatic centres to deliver on our communities needs while ensuring Council remains financially sustainable, with an equitable distribution of rating income, for generations to come.

### ISSUE

Following a number of discussions and workshops with Councillors on the matter, Council is now required by law to determine its approach to harmonising the former council's rate structures, effective for 1 July 2021.

As Councillors have been discussing, the two former rating structures vary somewhat, particularly the current ad valorem rates for its ordinary residential Ratepayers, and as such will result in varying increases and decreases for many Ratepayers throughout the local government area.

This is largely due to the difference in the current *Cents-in-the-Dollar* for the former Council areas, and the difference in their land values:

Residential	BCC	CCC
Current Ordinary Cents in the Dollar	0.207299	0.180159

Business	BCC	CCC
Current Ordinary Cents in the Dollar	0.549445	0.455657

Regrettably, any variation to individual ratepayers (while Council's overall rates income remains unchanged) is unavoidable, given that the outcome of the harmonisation process and method of calculating rates are set by the NSW Government.

Notwithstanding the above, the NSW Government are intimating a possible change to the legislation, whereby councils may be able to gradually apply the harmonisation process over a number of years.

At present, Council has:

- Not received any information expected to be included in the Draft Bill and as such cannot comment on its implications for Council; and
- If it proceeds, the Draft Bill is not expected to be put to Parliament until March 2021 and/or be determined until sometime later.

That said, and as a precaution, Council has pre-empted a Draft Bill being released, in preparing its options and made allowance for its outcome.

Separately, the Rate Path Freeze, which was set by the NSW Government, saw around \$5M per annum of funding drop-off from the former Canterbury rate-base in 2019/20 and 2020/21 – a current cumulative total of around \$15M by the next budget.

This drop in income resulted in an average per annum saving of around \$138 per ordinary rateable property – a cumulative saving of \$420 per rateable property, only in the Canterbury area, by the time the harmonisation process commences.

Council must consider restoring this, as prefaced by both the Canterbury's and now CBCity's Long-Term Financial Plans (LTFP).

Concurrently, Councillors have also been canvassing the broader LTFP considerations, which are extensively detailed in this report.

Separately, this Council, together with all other merged councils have been lobbying the NSW Government on a change to the legislation to enable a smooth/gradual transition of bringing their different rates structures to a single "harmonised" ad valorem rate. One City, One Rate.

This report proposes that Council call on the Minister to urgently provide clarity for merged councils regarding the matter.

## **RECOMMENDATION** That -

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1. Council notes the current requirements of the Local Government Act to harmonise its former Council's rating structures by 1 July 2021.
2. Council also notes that, despite not being provided any information and/or advice to-date, Council understands that the NSW Government are considering an amendment to the legislation, whereby merged councils be allowed to gradually harmonise their former council rate structures.
3. Having regard to the various briefings/workshops held with Councillors to-date, it is proposed that Council, in principle, agree to implement Option 3 as outlined in the Report.



4. Council's preference when applying Option 3 be based on a gradual approach to harmonising its former Council's rating structures over a five year period (commencing 1 July 2021), including a proposed Special Rate Variation.
5. In the event that the current legislation is *not* amended, then Council's preference when applying option 3 be based on fully implementing the required harmonisation process of the two former Council's rating structures by 1 July 2021 – as per option 1 - with the remaining changes over a 5-year period.
6. Council endorse the proposed new Business Sub-Categories, as detailed in Option 3 in this report.
7. Council commence a detailed and comprehensive community engagement program to inform its final decision on the matter and notify IPART accordingly, as required.
8. In the event amended legislation provides a harmonisation timeframe of less than five years, the community will be accordingly advised of the impact of this on the above.
9. At the conclusion of the consultation process, a further report be provided to Council on the outcomes of the community engagement process for Council to make a final determination on the matter.
10. The Mayor urgently call for a meeting with the Minister for Local Government seeking that:
  - a) The NSW Government provide merged councils and their communities with clarity concerning the harmonisation process – particularly given that it will affect every ratepayer throughout our community;
  - b) The NSW Government resolve the current ambiguity regarding the harmonisation process and urgently reflect changes to the legislation so as to ensure that councils can effectively harmonise their former council rate structures in a timely manner;
  - c) Ensure that merged councils be given the flexibility to set their own timeframe (and not less than five years) to gradually harmonise their former council's rating structures, ensuring a "smoother" impact for its ratepayers; and
  - d) The NSW Government assist with funding the significant cost that merged councils have and will continue to incur to implement the NSW Government's harmonisation process.
11. The Mayor separately write to the Premier outlining councils ongoing frustration, the lack of clarity and above all the absence of support shown by the NSW Government over the years on this issue.

## **ATTACHMENTS**

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

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- A. Letter to The Hon Gabriel Upton, Minister re Amalgamation Funding & Rate Increase - Canterbury Bankstown Council dated 8 June 2018
- B. Economic Paper - A Funded Future

## **POLICY IMPACT**

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Having regard to the requirements of the Local Government Act, Council is required to harmonise its former council's rating structures by 1 July 2021. Separately, and following a number of briefings/workshops with Councillors, this report also reflects an approach to addressing the constraints and issues outlined in Council's Financial Strategy and Long Term Financial Plan.

## **FINANCIAL IMPACT**

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Whilst having no immediate financial impact, the report proposes a financial path, which will ensure that Council remain financially sustainable in the long term – particularly addressing required enhancements to its operational services, establishing appropriate funding streams to address our burgeoning backlog and asset renewal requirements, as well as contribute to funding its Leisure and Aquatics Strategy.

## **COMMUNITY IMPACT**

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The content and implications of this report have a far reaching impact on our rate paying community. The required harmonisation process is both a legislative requirement and a process which is regulated under the Local Government Act – a process which Council has no discretion to vary.

Separately, the option to apply for a Special Rate Variation, will provide Council with the financial resources to ensure it delivers on the community's servicing expectations, upgrading relevant community facilities, sporting & recreational facilities and importantly ensuring that the longevity and management of our \$4.8B asset base.

Council will be ensuring it widely consults with the community so as to ensure that our ratepayers are informed of the proposed changes and have an opportunity to have their say on the matter.

## DETAILED INFORMATION

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### EXECUTIVE SUMMARY

As a recent merged entity, this council faced a number of challenges and we are proud to have continued to provide quality services to our community when the easy option was to cut \$5M of services from Canterbury when it stopped paying that equivalent income in 2019/20.

One critical issue facing Council is to secure our financial future and importantly ensure generations to come are well placed to both benefit and enjoy living in our great City.

Council's financial position and its ability to remain financially sustainable are well documented. In the main, whilst Council's financial position continues to decline - particularly our ability to address deteriorating asset renewals and backlog issues – we are considered sound from a cashflow perspective.

Apart from a legal requirement to transition and harmonise our two former council's rate structures, the decision before Council is separately to determine whether it take the necessary step to set a Revenue Strategy, which creates greater equity in who pays rates, addresses our existing Long-term Financial Plan (LTFP), and ensures the ongoing financial sustainability of this City.

Whilst the issues at hand have been detailed below, I have summated the more pertinent issues that Councillors have been workshopping and considering to-date in arriving at its decision on the matter.

### ***Rates Harmonisation***

- At present, the most pressing issue before Council to determine, is its agreed approach to harmonising its two former Council rating structures. Despite the Government having recently intimated a change, Council are required to complete the process by 1 July 2021;
- At present, the former Canterbury Council's (CCC) *Cents in the Dollar* rate is 0.180159 and the former Bankstown City Council's (BCC) *Cents in the Dollar* rate is higher at 0.207299.

Clearly, the harmonisation process will have a greater impact on the properties in the former CCC, given the rate for those properties will rise to a new average.

This is unavoidable given the method of setting rates is set by legislation. This will be detailed further in this report;

- During the NSW Government's Rate Freeze period (2016 – 2021) for merged councils, Council lost \$5M per annum in rating revenue entirely from CCC Ratepayers, which was reflected in an average decrease of \$138 per year for each Ratepayer. This is due to one of the former CCC's Special Rate Variations ending on 30 June 2019.

- Despite raising the issue on several occasions with the Minister and OLG, regrettably Council were prevented from maintaining this funding at the time, which CCC had resolved it needed to assist in remaining financially sustainable.
- Importantly, Councillors should also note:
  - When Council lost the \$5M per annum Levy, former CCC Residential Ratepayers rates on average dropped by around \$138 in 2019/20, a 9.3% reduction given the loss of the SRV. By the time Council is required to harmonise the former Council's structure, CCC's Ratepayers would on average have accumulated a benefit of around \$420; and
  - If Council were to restore this amount through the harmonisation process, then all Ratepayers – both former CCC and BCC – will wear the impact.
- The table below provides a summary of the points raised above.

**Residential Rates Assessment**  
**Residential Property with Land Value = \$600,000**

	<b>Bankstown Actual 2020/21</b>	<b>Canterbury Actual 2020/21</b>	<b>Canterbury Adjusted figures if \$5M SRV was not lost</b>	<b>CBCity estimated figures due to Harmonisation</b>
<b>Residential Ordinary - Rate</b>	\$1,243.79	\$1,080.95	\$1,182.03	\$1,181.47
<b>Residential Ordinary – Land Value</b>	\$ 600,000	\$ 600,000	\$600,000	\$ 600,000
<b>Residential – Cents in the Dollar</b>	0.207299	0.180159	0.197005	0.196911

- Councillors should note that if the \$5M per annum SRV had not been lost, then the impact on CCC Ratepayers would not have been anywhere near as great an impact.
- Councillors have been considering a number of options which have been reduced to 3 options being explored in detail.
  - **Option 1 - Harmonise Only** - this option will provide Council the ability:
    - To merge the two former council rating structures and implement it by the current statutory timeframe, 1 July 2021;
    - The option will set a Minimum Rate for both residential properties (\$728.18 – being the former CCC minimum rate) and business properties (\$794.27 – being the former BCC minimum rate), and one individual *Cents in the Dollar* rate for all other residential properties and similarly for all other business properties;
    - This option will generate zero additional income for Council.

- Given CCC's current Cents in the Dollar rate is lower than BCC's, when harmonised, rates will rise for CCC's Ratepayers and conversely reduce for BCC's Ratepayers;
  - This option may be able to be gradually applied over several years – subject to the parameters set out in OLG's Draft Bill, which proposes to alter the 1 July 2021 deadline and allow councils to gradually harmonise their rate structures. Council is awaiting details of the Draft Bill.
- **Option 2 - Harmonise and Increase Minimums** – this option will provide Council the ability:
- To merge the two former council rating structures and implement it by the current statutory timeframe, 1 July 2021;
  - Apply a new Minimum Rate of \$990 for relevant Residential and Business Properties (SRV process).
  - The adjustment aims to ensure that each Ratepayer is required to pay an equitable share of funding for services and infrastructure and/or the benefits they derive when compared with owners of standard residential or business properties throughout the area;
  - This option also looks to preserve the amount of rating income previously generated from the Ordinary Residential Rate and re-apply it to the remaining pool of Ordinary Residential and Business Ratepayers;
  - Council acknowledge that the increase in Minimum Rates will raise approximately \$20M in additional Rating Revenue for our City, which will all be allocated to renew and/or maintain our Council's asset base (current shortfall in asset renewal funding is \$31M per annum);
  - Council also acknowledge that this option does *not* enable it to implement:
    - Any further improvements and/or additional services – eg. street cleaning – including roadway kerb/gutter cleaning;
    - Council's adopted Aquatics Strategy. This would need to be considered as part of a separate SRV, as required; and
    - Matching funding to compliment the use of Section 7.11 contributions (Section 94).
  - This option will still result in a larger increase for CCC's Ratepayers- given their lower Cents in the Dollar rate – though BCC Ratepayers will also experience a rise, given the need to redistribute the additional income across remaining Residential and Business Ordinary rateable properties, as required under the Act;

- This option may be able to be gradually applied over several years – subject to the parameters set out in OLG’s Draft Bill, which proposes to alter the 1 July 2021 deadline and allow councils to gradually harmonise their rate structures. Council is awaiting details the Draft Bill.
  
- **Option 3 – Harmonisation and Special Rate Variation** - this option will provide Council the ability:
  - To gradually merge the two former council rating structures over a 5-year period;
  - Gradually increase Minimum Rates to \$850 in 2022/23 and \$990 in 2023/24;
  - Gradually harmonise both Residential and Business Ordinary Ratepayers over a 5-year period;
  - This option looks to restore the former CCC Infrastructure Levy of \$5M per annum and a further \$35M per annum for asset replacement, particularly realising our leisure and aquatics strategy, restoring our deteriorated roadways, embellishing and upgrading our recreational & sporting fields, replacing agreed community centres and service enhancements – with a focus on the cleanliness and presentation of our centres, streets and public spaces while also maintaining services the former Canterbury Council proposed to cut.
  - Councillors should also note that the additional funds will be utilised to maintain the services that CCC proposed to cut – to be financially sustainable;
  - The SRV will consist of Council raising \$40M of additional rating revenue from the following rating categories:
    - Minimum Rate Ratepayers                      \$12M
    - Residential Ordinary Ratepayers            \$18M
    - Business Ordinary Ratepayers                \$10M
  - The above option is also premised on Council establishing sub-categories for business precincts, with the view to provide greater equity amongst the varied nature, type and size of commercial and industrial properties throughout our area.
  - In establishing the sub-categories, Council has relied on the hierarchy of commercial and industrial zones, as adopted in our Local Strategic Planning Statement.
  - Based on the above, if Council were to proceed with this option, then it would:

- Apply a gradual approach to harmonising its former Council's rating structures over a five year period – commencing 1 July 2021; and
- Separately apply the proposed SRV for an additional \$40M in rating revenue over a four year period – commencing 1 July 2022.

In the event that the current legislation is **not** altered, then Council would:

- Fully harmonise its former Council's rating structures as at 1 July 2021; and
  - Separately apply the proposed SRV for an additional \$40M in rating revenue over a four year period – commencing 1 July 2022.
- As Councillors will note, this option has assumed a gradual harmonisation period of five years, being Council's preferred harmonisation period. Naturally, the Draft Bill may reflect some other harmonisation period, which Council will need to reflect and/or adjust, as required.
  - Whilst the increase proposed under Option 3 may be considered substantial, it is comparable with other metropolitan Councils. Indeed, many metropolitan councils have recently adjusted their rating income base to address their operational needs and importantly strengthen their financial sustainability.
  - Given the likely impact that the rate harmonisation process will have on all Ratepayers, Council has the option to now put in place a rating strategy to also address existing inequities in our rate structures, to better manage revenue from growth in properties throughout our area and importantly address our longer-term financial sustainability issues through one structured process – allowing for a staged and well-balanced approach for all our Ratepayers.
  - Importantly, Councillors should note that regardless of which Option is chosen, there will be no change to the current rebate provided to our Pensioner Ratepayers. At present, Council provides Pensioners a statutory rebate of \$250 per annum plus a further voluntary \$40 rebate per annum – a total rebate of \$290 per annum - making it one of only a few councils who provide an initiative of this nature.
  - Councillors have agreed that a combined approach - which includes harmonising our rate structures, restoring CCC's \$5M SRV lost during the Rate Freeze, and both increased service enhancement and asset replacement funding – would be less confusing and/or misleading for our community and as such should be carried out as part of one process.
  - A comprehensive explanation of each option is outlined further in this report.



### ***Former Councils Financial Position***

- Both former council's Fit for the Future proposals clearly indicated a need for financial reform. In the main:
  - Both former Councils *cost-per-capita* (ie. expenditure per Ratepayer) were amongst the lowest of all metropolitan councils. This indicates that further cost savings would have needed to be at the expense of cutting services;
  - Former BCC had realised operational efficiencies of around \$7M per annum prior to amalgamation and had foreshadowed needing an SRV for \$17M per annum to address its existing asset backlog issues and annual maintenance.
  - The former CCC had relied on their:
    - Infrastructure Levy (\$5.0M) continuing;
    - Sustainability Levy (\$8.3M) to assist with managing their day-to-day operations and asset management needs; and
    - Other savings and/or Income totalling \$4.2M per annum, to similarly assist with managing their day-to-day operations and asset management needs.
  - All proposed savings and/or other income initiatives were never implemented by CCC and were rejected by CBCity – given they were considered unacceptable or unrealistic.
  - Separately, more recent investigations have also disclosed that CCC had:
    - Understated its level of unfunded asset renewals estimates by \$53M;
    - Understated its level of Depreciation Expense at the time of amalgamation by around \$6M (when compared to the calculation for the former Bankstown) – thereby inflating its annual financial performance; and
    - Did not disclose around \$123M worth of assets at the time of amalgamation.
  - In total, the above items further adds to a shortfall of funding of around \$15.2M for CBCity.

### ***Our Ongoing Constraints and Pressures***

- Our issues are not unique to Council. Indeed, our sector is facing enormous pressure to ensure that councils across the State remain sustainable. Most councils:
  - Are heavily reliant on Rates and Annual Charges as a base to fund day-to-day operations & asset renewals – Councils mostly have very little funding available for new initiatives;

- Have great difficulty managing escalating non-discretionary costs (eg. State Government charges) and other operational costs within the approved annual IPART rate-peg increase;
- Experience growing community pressure to improve and/or increase services;
- Struggle to address long standing and burgeoning asset backlogs and aging facilities; and
- Struggle managing and funding liabilities – particularly the use of Section 7.11 contributions made under the EPA&A Act (formerly Section 94 Contributions).
- Decades of imprudent Government strategies (both Federal and State) have considerably constrained the NSW local government sector – placing enormous pressure on councils to appropriately manage their operations, particularly:
  - Rate-capping (rate-peg), which has been in place for more than 30 years and has failed to appropriately recognise or reflect the true cost to managing our operations and replacing our assets;
  - LGNSW has estimated that Cost-shifting from the State Government onto the NSW Local Government Sector is around \$820M per annum – and around \$6.2B over the past 10 years. LGNSW estimates cost shifting from State Government onto CBCity to be around \$34M per annum.
  - In 2010/11, the allocation of the Federal Government’s Financial Assistance Grant program provided to councils was frozen through to 2017/18, meaning that it had not been adjusted for inflation during that period. Separately, the formula/method of distributing funding was also changed, which directed money away from our local government area. Council estimates that the current negative impact to be around \$4.5M per annum.

### ***Understanding What Is Required***

- To address our needs, Council estimates that a further \$40M is required to ensure we remain financially sustainable and deliver on our key infrastructure strategy – Council’s Leisure and Aquatics Strategy.
- A break-up of our funding needs is as follows:

Description	\$M/ Annum
Funding Asset Renewals & Backlog	31
Service Enhancements	4
Leisure & Aquatics – Annual Debt Servicing Cost	5
<b>Total Required Funding</b>	<b>40</b>

- If Council were to proceed with an SRV, this income would be obtained as follows:

Description	\$M/ Annum
Restore Former Canterbury Council Infrastructure Levy	5
New SRV Funding	35
<b>Total Required Funding</b>	<b>40</b>

### ***Consulting with Our Community***

- At present any option which Council applies, will be the subject of an independent assessment by IPART. Council must follow IPART's timeframes in implementing the required changes.
- Councillors should also note that in our recent meeting with IPART, they had indicated that Council's submission:
  - should be based on harmonising our rate structures based on current legislation, being 1 July 2021; and
  - despite not having any information or clarity on the matter, separately prepare a scenario whereby we gradually harmonise the structures over a set period; assuming the NSW Government determines to amend the current legislation.

Interestingly, OLG, who is preparing the Draft Bill, have suggested the same assumption and approach be applied during our consultation process.

- Given the above and the Government's imminent Draft Bill, it is proposed that Council:
  - Prepare for both options, be it fully harmonise by 1 July 2021 and/or gradually harmonise rates of a 5-year period, which may need to be amended to reflect the provisions of the Draft Bill, which are yet to be determined;
  - Consult with our community on the proposed option(s); and
  - submit its proposal to IPART by 8 February 2021, for its determination.
- Naturally, the basis of ensuring that Council is clear on its eventual decision, will be subject to obtaining a thorough understanding of the community's sentiments and their support for Council's preferred option moving forward.
- As expected, Council will use a range of measures and channels to ensure that all ratepayers across our LGA are both informed and given the opportunity to have their say regarding our decision.
- Councillors will be informed and have input into the preparation of engagement strategies and consultation material as part of this time sensitive process.

- Councillors should also note that IPART will also conduct its own independent consultation process with our community prior to determining its decision.

## THE ISSUE AT HAND

It is important to reflect on Council's current financial position, savings already realised internally and required decisions to enable Council to continue to deliver on the expectations and vision for our City.

Councillors have been involved in multiple workshops relating to Council's current financial position, which is largely based on the following known issues/parameters:

- According to the Office of Local Government, one of the lowest operational cost-per-capita amongst all metropolitan councils - indicating further cost savings must be at the expense of cutting services. Similarly, it prefaces that we also have the lowest income-per-capita amongst metropolitan councils, which will be demonstrated further in this report.
- Service cuts and savings proposed by the former Canterbury Council as part of its Fit for the Future proposal - totalling \$4.2M - were never implemented given they were not achievable, nor acceptable, to our community – and as such were rejected by CBCity.
- CBCity has exceeded expected merger savings suggested by the NSW Government (expected average \$4.5M per annum) – by realising around \$7.6M per annum. These savings are in addition to the \$7M per annum saved by the former Bankstown Council prior to amalgamating. This has all been achieved without any drop in full time equivalent staff numbers.

In total, this equates to savings of \$14.6M per annum. This has been critical to remaining financially sound. It has also been critical in assisting Council to weather the impact of escalating non-discretionary costs – particularly State Government charges and cost shifting - which continue to consume any economies of scale derived from merging and/or other transitional savings;

- There is no capacity to respond to increased levels of services expected by our community (eg. street cleaning – including roadway/gutter cleaning, town centre cleaning, quicker response times to dumped rubbish, etc);
- The limited capacity to generate alternate sources of revenue;
- Declining income – particularly Government Grants and Contributions and return-on-cash investments due to current economic conditions totalling around \$15M per annum, as well as our capacity to continue to withstand unforeseen events, such as COVID-19, which will cost Council around \$18M;
- Twenty-four percent (24%) of Council's Ratepayers are pensioners. Each pensioner receives a statutory rate rebate of \$250 per annum. Separately, Council provides each Pensioner a further voluntary \$40 rebate per annum, making it one of only a few councils who provide an initiative of this nature – and an initiative that Council will be preserving as part of any option that it determines to apply.

The total rebate equates to around \$7M per annum. Council is required to fund a proportion of the rebate totalling \$3.2M. This income cannot be recouped and/or recovered, thereby reducing our available income.

- Our ongoing ability to absorb cost shifting from other tiers of Government. Current estimates indicate that cost shifting is costing Council around \$34M per annum, an amount which is quite insurmountable. All cost shifting comes at the expense of renewing our assets;
- Current modelling indicates an asset backlog (proportion of assets which cannot be renewed and needing to be fully re-constructed) of around \$80M. This will swell to around \$300M in 10 years and a staggering amount of \$950M in 20 years. This assumes Council does not inject further annual funding to maintain the current average condition of our \$4.8B asset base; and
- There is no additional funding to complement Section 7.11 contributions made under the EP&A Act (formerly Section 94).

As set by legislation, Council is required for the first time to harmonise its two former council's rates databases by 1 July 2021.

Because of the different nature of properties and property valuations throughout the local government area - there will be a significant financial impact to certain parts of our community. These issues which are unavoidable given that the method for calculating rates is determined by legislation.

Despite both the Mayor and I making several representations to both the Minister for Local Government and the Office of Local Government (OLG) to provide clarity around the harmonisation process – we are still yet to receive confirmation and/or advice on how councils are to approach the harmonisation process.

More recently, the Government has indicated that it is considering providing some flexibility for councils to smooth and/or gradually transition the impact on Ratepayers, though a Draft Bill is not yet available for Council's to assess. This matter won't be considered and/or determined by Parliament until March 2021.

Given the likely impact, Council has the option to consider integrating both the harmonisation process and a proposed SRV for our City. The prospect of integrating these two elements, provides the opportunity to:

- effectively manage the financial impact of harmonising rates on our Ratepayers;
- address several existing inequities and create a contemporary rating structure for our new City. This would help will assist with managing ongoing growth throughout the local government area; and
- address the longer-term financial sustainability issues facing our city.

Despite the option it chooses, Council will still need to follow a strictly regulated process to implement its decision. This includes:

- prepare for both options to address the matter – be it fully harmonise by 1 July 2021 and/or propose a structured approach to gradually harmonise rates over a set period;
- Consult with our community on the proposed option(s) between December 2020 and January 2021; and
- submit its proposal to IPART by 8 February 2021, for its determination.

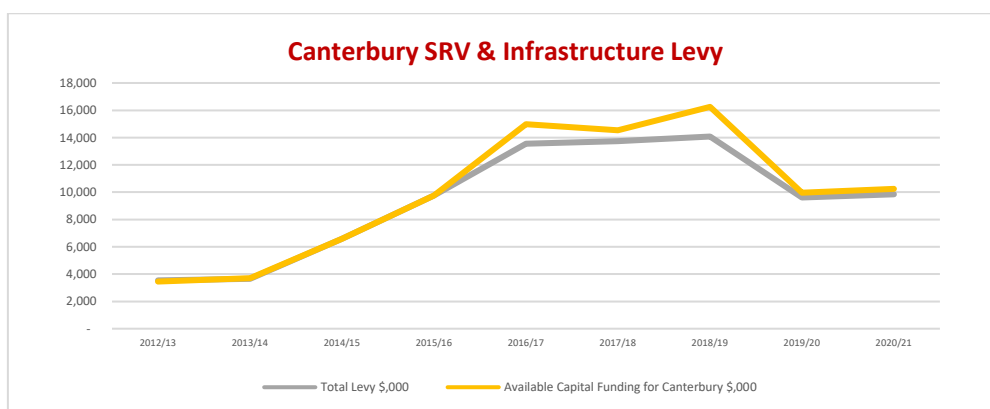
In considering the above matters, the following section steps Councillors through some of the most relevant issues.

## **UNDERSTANDING OUR FORMER COUNCILS FINANCIAL POSITION**

Councillors would be aware that our long-term financial issues are of no surprise, nor are they new revelations. Indeed, the former Council's *Fit for the Future* proposals clearly indicated that in the main:

- The former Bankstown City Council (BCC):
  - Had already realised operational efficiencies of around \$7M per annum – with any further reduction having to come from cutting services; and
  - Needing a Special Rate Variation (SRV) of around \$17M per annum to address existing asset backlog issues and annual maintenance.
- Similarly, the former Canterbury City Council (CCC):
  - Required the continuation of one of their Special Rate Variation (SRV) – *Infrastructure Levy*, which generated around \$5M per annum – though this regrettably ended on 30 June 2019 and Council was unable to extend it given the NSW Government's Rate Freeze Policy for Merged Council's, at the time;
  - Separately, the former CCC's application to IPART proposed that it would generate a further \$12.5M in funding to assist with managing its services and assets – and importantly remain financial sustainable;
  - Its application was based on raising a further SRV (*Sustainability Levy*) of around \$8.3M per annum – which translated into a rate increase of 24% over three years, plus a series of other savings and/or other income totalling \$4.2M;
  - Some of the projected savings and/or other income were to come from:
    - Increasing charges to sporting fields and leasing out areas of aquatics centres and parks for income generating activities;

- Reducing the frequency of street cleaning – including roadway kerb/gutter cleaning, reducing festivals to only one per year and reducing free nature strip mowing;
  - Accept further deterioration in roads, footpaths, parks and buildings of \$1.5M; and
  - Borrowing \$36.5M to address infrastructure backlog issues at the time rather than obtaining further rating income – which was based on debt servicing costs/obligations stretching over 30 years. This approach would leave a significant cost for future generations to bear.
- As Councillors would be aware, the savings/other-income options were never implemented by the former Council and given their nature, were rejected by CBCity – particularly as we have reviewed our policies and/or approach to managing our services and assets.
  - Given this, our financial position is \$4.2M per annum worse-off given that these savings/other-income are unrealistic.
  - Separately, despite CCC's *Sustainability Levy* being levied to support both its day-to-day operations and asset management needs, CBCity's decision at the time of amalgamation, was to fully restrict the total value of both its *Sustainability* and *Infrastructure Levy*, and specifically allocated it to replacing assets throughout the former area only.
  - Councillors should also note that in 2016/17 through to 2018/19, expenditure on capital works throughout the former CCC area exceeded the value of the levy by almost \$4M, funds were redirected from other sources, including efficiencies and former Bankstown funds. The following table depicts the above (note the drop in 2019/20 is when the Infrastructure Levy ended, and Council lost \$5M in rating revenue).



- Lastly, it should also be noted that:
  - the level of unfunded renewals for existing infrastructure and facilities for former CCC was understated by around \$53M, which have further compounded the extent of required funding needed to manage our liabilities;

- Understating the level of Depreciation Expense at the time of amalgamation by around \$6M when compared to the former Bankstown calculation. Importantly, CBCity has adjusted its Depreciation Expense in line with industry standards and now appropriately reflects the true cost of its asset renewals projections; and
  - The need to reflect around \$123M of infrastructure assets, which were never disclosed in CCC's financial statements or asset management reporting and the financial impact required to renew/manage them.
- For clarity, the following table summates the amount of income, be it what was used by CCC as a basis to suggest that it would be FFF, initiatives which were never implemented or costs which were not accurately accounted for are as follows:

Description	\$M/ Annum
<b>Lost Infrastructure Levy</b>	5.0
<b>Proposed service cuts never implemented</b>	4.2
<b>Understating Depreciation Expense – compared to BCC</b>	6.0
<b>Further shortfall in available funding for CBCity</b>	<b>15.2</b>

Whilst the above background and issues have been carefully canvassed in our adopted Financial Strategy & Long-Term Financial Plan, the major concerns identified by both were:

- A heavy reliance on Rates & Annual Charges being its major form of annual income;
- Inability to manage escalating non-discretionary (eg. State Government Charges) and operational costs within the approved annual IPART rate-peg increase;
- Like most councils throughout NSW, the need to address burgeoning asset backlogs and renewal of aging facilities; and
- Managing and funding liabilities – particularly the use of Section 7.11 contributions made under the EP&A Act (formerly Section 94).

That said, the above issues were not unique to the former council's and generally continue to be major concerns for all councils throughout the State. Decades of imprudent Government strategies (both Federal and State) have considerably constrained the NSW local government sector – placing enormous pressure on councils to appropriately manage their operations.

Clearly, certain specific issues, such as:

- Rate capping, which has been in place for more than 30 years, has failed to appropriately recognise and/or reflect the true cost of managing our operations – particularly ensuring adequate funding is generated to manage our assets;



- Along with rate capping, cost shifting has undermined the financial sustainability of the local government sector by forcing councils to assume responsibility for more infrastructure and services, without sufficient corresponding revenue.
- LGNSW has estimated that Cost-shifting from the State Government onto the NSW Local Government Sector is around \$820M per annum – and around \$6.2B over the past 10 years. LGNSW estimates cost shifting from State Government onto CBCity to be around \$34M per annum.
- In 2010/11, the allocation of the Federal Government’s Financial Assistance Grant program provided to councils was frozen through to 2017/18, meaning that it had not been adjusted for inflation during that period. Separately, the formula/method of distributing funding was also changed, which directed money away from our local government area. Council estimates that the current negative impact to be around \$4.5M per annum

These issues are still quite live for our new City and factors which have significantly contributed towards our need to review our financial situation.

## **SECURING A FINANCIALLY SUSTAINABLE FUTURE**

As indicated earlier, Council’s current financial position is considered reasonable at-best (from a cashflow perspective) and financial reform is required.

Councillors will find attached an *Economic Paper*, which provides a simple snapshot of the issues we face, an explanation of the reasons contributing to our position and required funding to address our constraints.

The paper will assist in explaining to our community the challenges we face – and importantly the level of funding required to ensure – as a minimum – that we:

- Have adequate funding to deliver on our community’s expectations around service delivery; and
- Securing adequate funding to maintain assets to current standards and prevent further deterioration.

Whilst significant, it does reflect the price and/or cost of decades of inadequate funding in managing our \$4.8B asset base.

As a snapshot, some of the critical figures include:

- A further \$4M required to harmonise and improve several operational services – with a focus on the cleanliness and presentation of our centres, streets and public spaces while also maintaining services the former Canterbury Council proposed to cut;
- As a minimum, funding of around \$31M per annum is required to ensure we replace, renew and address the deterioration of our existing asset base;

- Funding Council’s adopted Aquatics Strategy, totalling \$170M – Council proposes to borrow up to \$85M to fund the program. The annual debt servicing cost equates to around \$5M over a 20 years period. The balance of funding will be sourced from, Section 7.11 Contributions, existing asset reserves and general funds.
- Allocating additional rating income from growth to compliment the use of Section 7.11 contributions;
- Ensure we maintain adequate cash reserves to protect our liabilities and weather unforeseen events, as we have had to endure throughout the COVID pandemic; and
- Importantly, ensure we meet required NSW Government financial indicators expected of all councils.

Notably, Council’s cost-per-capita is one of the lowest amongst metropolitan council’s. Whilst this demonstrates that we are extremely efficient in providing our services, it does also suggest that we have no capacity to extend them within our current cost-base.

Indeed, any decision to further refine services would result in a drop in service levels and/or requiring them to be cut. Though an option, it’s important to understand and/or consider this in the context of the number of services we provide and the finite resources we have allocated to providing them.

In total, Council annually spends around \$270M (excluding Depreciation Expense) on managing in-excess of 100 different services. Whilst our budget is large – it’s also quite stretched. By way of example, if Council were to:

- Reduce the number of its libraries from nine facilities to five - we would generate annual savings of \$2.1M;
- Cut our graffiti operations, we would generate annual savings of \$0.6M; and
- Cut our entire cleaning services (including roadway kerb/gutter cleaning), we would generate annual savings of \$6.9M.

Whilst Council would never contemplate the above, it demonstrates that a drastic and/or significant change as the ones noted above would only generate around \$10M – and collectively they come nowhere near addressing our funding shortfall.

As Councillors have indicated in considering these issues, the decision at hand is a difficult one – though have also acknowledged that a decision to “do-nothing” and allow our assets to further deteriorate, will at some point become irreversible. Each year that we choose to “do-nothing” compounds our asset backlog/renewal issues by \$31M, which equates to \$124M per term of Council and around \$300M over a decade.

Continuing to balance our needs from existing resources is unsustainable.

## **BUILDING THE RIGHT FINANCIAL CAPACITY**

### **Current Revenue Framework**

Whilst having canvassed our funding needs, it's important to again reflect on what options we have to address the pressing matters.

Broadly, Council manages its operations by generating revenue from three (3) major sources of income, which include:

- *Annual Charges (Waste & Stormwater)* – which generate around \$70M (23%) of our income, however these are restricted sources and must be preserved to manage those specific services;
- *Fee/Charges & Other Revenues* – which equate to around \$69M (22%) and include sources such as interest income, grants and contributions and general fees and charges for our facilities; and
- *Income from Rating Revenue* – which equates to around \$170M (55%) of our income and is utilised to manage all our remaining services, manage our assets and liabilities.

Ultimately, our ability and capacity to raise revenue from fees, charges and other sources is extremely limited. Most of Council's income from this category are:

- Statutory Fees (representing 60% of our fees/charges) and are largely set by legislation and/or by the Government;
- market and/or demand driven
- Regulatory Fees/Charges – such as parking fines;
- Fees/charges commensurate with other Council's; and
- Are set/pegged to support our community, such as community halls, sporting facilities and aquatics.

Therefore, Council's only viable option remains to consider varying its income from Rating Revenue. Naturally, any conversation concerning increasing rates is both difficult and contentious, particularly where it affects all Ratepayers.

### **Required Amount of Rating Revenue**

Based on the above and in summary, Council's additional funding requirements are defined as follows:

Description	\$M/ Annum
<b>Funding Asset Renewals &amp; Backlog</b>	31
<b>Service Enhancements</b>	4
<b>Leisure &amp; Aquatics – Annual Debt Servicing Cost</b>	5
<b>Total Required Funding</b>	<b>40</b>

In total, Council requires around \$40M of additional Rating Revenue to deliver on the services, programs and asset management requirements for our City. If we were to proceed, this income would be obtained as follows:

Description	\$M/ Annum
<b>Restore Former Canterbury Council Infrastructure Levy</b>	5
<b>New SRV Funding</b>	35
<b>Total Required Funding</b>	<b>40</b>

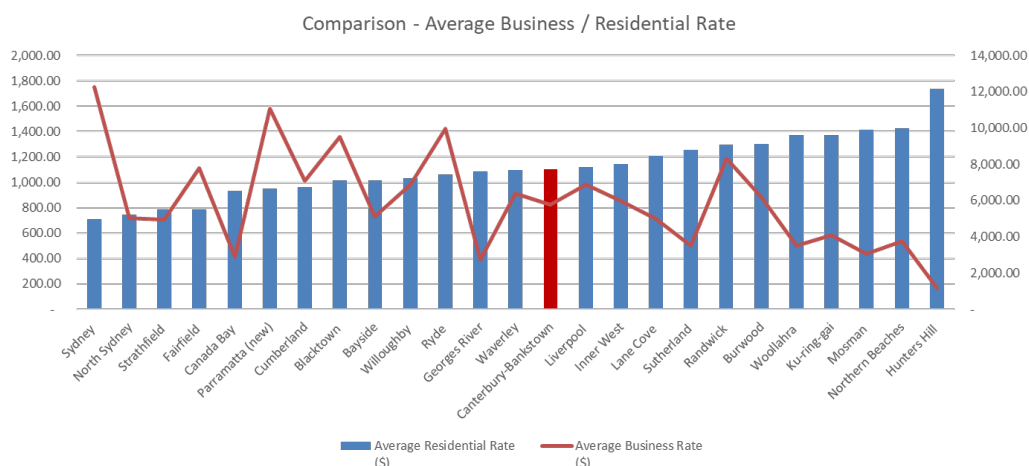
The amount reflects an average increase of around 23% over five years or 4.6% per annum - which includes and/or allows for Council to restore the former Canterbury Council Infrastructure Levy lost during the Rate Freeze period - across the entire rate-base.

The breakdown of the increase, particularly across each category and Minimums Rates is as follows:

Description	Increase \$M
<b>Minimum Rate Adjustment</b>	12
<b>Residential Ordinary – Restore CCC SRV</b>	4
<b>Residential Ordinary - Adjustment</b>	14
<b>Business Ordinary – Restore CCC SRV</b>	1
<b>Business Ordinary - Adjustment</b>	9
<b>Total Required Funding</b>	<b>40</b>

Whilst considered quite a reasonable increase, the adjusted amount is comparable amongst metropolitan Councils. Indeed, in more recent times, many metropolitan councils have similarly turned to adjusting their rating income base to address their operational needs and importantly strengthen their financial sustainability.

Whilst the only readily available public data relates to the 2018/19 financial year – a comparison amongst the metropolitan Councils is as follows:



Councillors will note that our current average rates are placed amongst the mid-point of metropolitan councils. Even with our proposed adjustment/increase, Council’s average rates would still be considerably lower than several other similar councils.

Whilst the above table provides a simple average, it’s important to both assess and understand what the likely impact any increase would have on each of our Ratepayers – and ensure that our decisions are equitable amongst our community.

The following part of the report will cover how we might look to raise the additional income across our rate base.

## RATING REVENUE PRINCIPLES & STRUCTURE

### Key Tax Principles

Ultimately, rates are a form of tax paid by Ratepayers. The rationale for setting rates is based on several tax principles endorsed by IPART, namely:

- Efficiency;
- Equity;
- Simplicity;
- Sustainability; and
- Competitive neutrality.

In terms of setting rates, the above principles essentially require councils to ensure that:

- each ratepayer is required to pay an equitable share of funding for services and infrastructure;
- that the share of funding paid is based on one’s *ability to pay* – where property values correlate with wealth and ability to pay – principles used by IPART to assess the current rating system;

- taxes should be equitable over time – meaning the current generation of ratepayers should not pay the total costs of services that will also benefit future generations (intergenerational equity), and conversely not deferring today’s liabilities onto the next generation at an unsustainable level;
- rates income is sustainable, in that it can meet the required cost of providing services, maintaining our infrastructure, withstand changing economic conditions and grow over time to support the future needs of councils; and
- treating all ratepayers in a similar way – which promotes fairness and equality amongst competing businesses throughout our area.

The above principles have been used in proposing our approach to harmonising our rates and importantly proposing how we may equitably apply an SRV across all ratepayers.

### Calculating Rates

The process of calculating rates is both highly regulated and quite complex.

There are a few elements which form the basis to establishing the amount of rates each property is required to pay throughout the local government area, namely:

- *An ad valorem amount* – which is set as a proportion of the unimproved land value (UV) of the rateable property – that is, the value of the property without any buildings, houses or capital investments; and
- *A Minimum amount* - which when applied, is a fixed charge that applies instead of the ad valorem amount, particularly when the unimproved land value (UV) is quite low (eg. individual units) compared to a standard residential property.

That said, Councillors should note that most other States use Capital Improved Value - CIV (includes the value of land, buildings, house or other capital investment) as a method to calculate the amount of rates payable by individual properties.

In their recent publication – *Review of the Local Government Rating System* - IPART had recommended that metropolitan councils move to a CIV valuation system as it was a more equitable approach for rating purposes. Regrettably, the NSW Government has chosen not to take IPART’s recommendations, and have deferred the matter.

Nevertheless, the UV for each property is determined by the NSW Valuer General. Council relies on these values to calculate the proportion of Council’s rates each individual property is required to pay.

Each property is separately categorised (in our case either residential or business). Council also has the discretion to set a different ad valorem amount and Minimum Rate (requires IPART approval) for each category or sub-categories within a category (ie. varied Business Rates for different types/size of businesses and/or business precincts).

The Act requires that Residential Rates for all properties within a centre of population are calculated the same way – particularly in metropolitan areas where residents have access to all services in a similar way (ie. apply a consistent ad valorem amount for all former CCC and BCC residential properties).

### **Harmonising the Former Council's Rating Databases**

Councillors are aware that in accordance with its proclamation, Council is required to adhere to specific issues in terms of rates, including:

- During its first term, the new Council is required to review/harmonise their rating structures;
- Ensure that the existing rate of each former Council continue for four years (Rate Freeze), till 30 June 2020 – which was subsequently revised by the Minister to 30 June 2021; and
- The harmonisation process is a mandated requirement, meaning that no Council has any discretion to vary the timeline.

As indicated earlier, given the differing nature of the two databases, their structures and the varied nature, or deviation, of property valuations throughout the local government area - there will be proportionally differing financial impacts across different parts of our community. These issues are unavoidable given that the method for calculating rates is determined by legislation.

As noted earlier, despite both the Mayor and I making several representations to both the Minister for Local Government and the OLG to provide clarity around the harmonisation process – we are still yet to receive confirmation and/or advice on how councils are to approach the harmonisation process.

More recently, the Government has indicated that it is considering providing some flexibility for councils to smooth and/or gradually transition the impact on Ratepayers, though no council has been provided with details of the Draft Bill and disappointingly, the change in legislation is not expected to be considered and/or determined until March 2021.

Again, we have no information as to how councils would apply this and over what period – though I understand there is growing support amongst many merged councils for at least a 5 year horizon to complete the process.

In our subsequent discussion with OLG and IPART, their advice has been that Council should be considering both options – being harmonise on 1 July 2021 and gradually complete the process over time - and consult with our community regarding both possibilities, pending the outcome of current Bill.

Whilst this is quite irrational and will perplex our community, Councillors have indicated any change must be gradually harmonised over a period of five years, and the amended legislation must pass.

## Overview of Former Council's Rating Structures

By way of background, both former Council rating structures have largely evolved over time – meaning that the principles and approach have remained somewhat fixed, are flat in structure and quite antiquated – which ultimately means that they haven't appropriately supported the changing needs and growth of our former Cities.

By way of summary, in the case of both former council's:

- Minimum Rates have never varied (other than by IPART increases), are quite low and lack equity, meaning that they don't share and/or reflect the benefit received in terms of services provided by Council;
- The proportion of rates paid by each category – Residential vs Business – has not evolved to reflect growth and/or the varied nature of businesses. This covers both the size and extent of commercial and industrial properties throughout our local government areas; and
- The lack of flexibility to manage the shift and/or changes in valuations to properties – and its impact on individual ratepayers – during each valuation cycle.

Throughout this process, we now have an opportunity to create a more contemporary and sustainable rating structure, which more appropriately addresses required rating principles. This process also gives us the ability to effectively grow over time to support the future needs of our city.

## Comparison of Rating Structures – Financial Perspective

A snapshot of relevant rating information regarding our former Council rating structures is as follows:

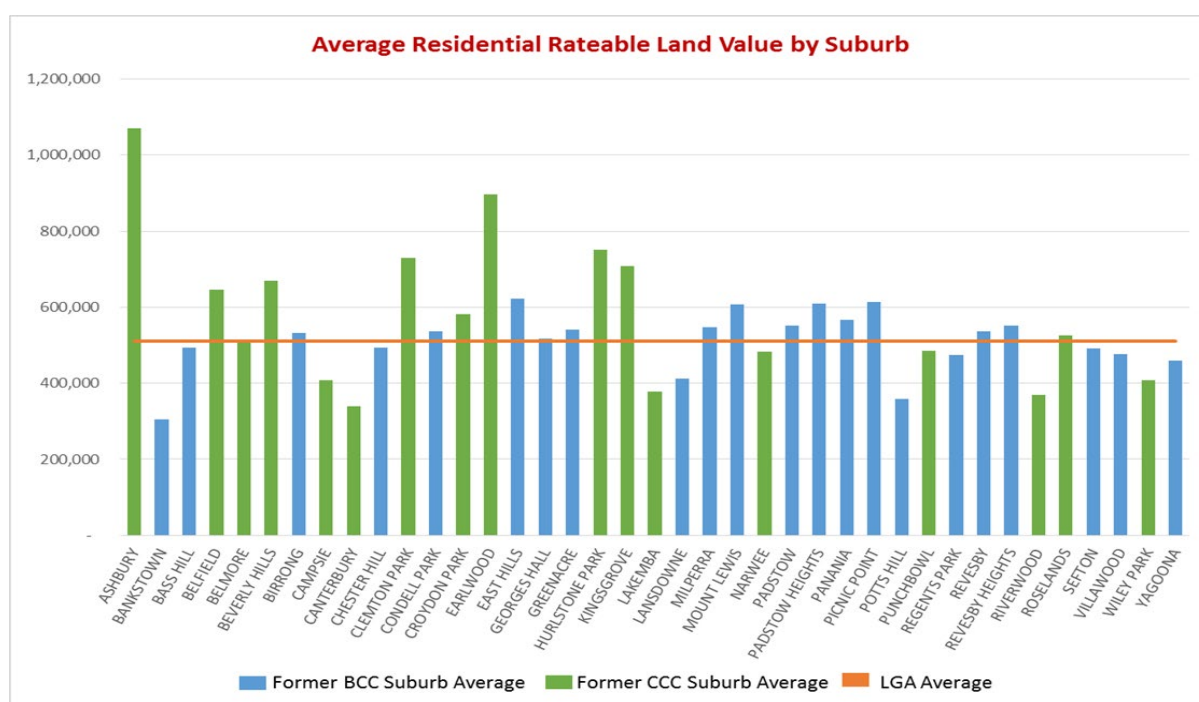
### Former Council Rating Structures Residential Notional Yield – 2020/21

	Bankstown Actual 2020/21	Canterbury Actual 2020/21	Canterbury Adjusted figures if \$5M SRV was not lost
Residential – Cents in the Dollar	0.207299	0.180159	0.197005
% of Total Rates Income	69%	80%	80%
Minimum Rate	\$ 636.80	\$ 713.90	\$ 713.90
Minimum Rate – Properties	13,347	22,296	22,296
Minimum Rates - % Total Residential Properties	21%	44%	44%
Minimum Rates – Total Revenue	\$ 8,499,370	\$ 15,917,114	\$15,917,114
Residential Ord – Land Valuation (Example)	\$600,000	\$600,000	\$600,000
Residential Ord – Rates per annum (Example)	\$1,243.79	\$1,080.95	\$1,182.03
Residential Ord – Total No. Properties	49,826	28,769	28,769
Residential Ord – Total Revenue	\$ 61,027,196	\$ 42,371,406	\$ 46,333,326



### Former Council Rating Structures Business Notional Yield – 2020/21

	Bankstown Actual 2020/21	Canterbury Actual 2020/21	Canterbury Adjusted figures if \$5M SRV was not lost
<b>Business – Cents in the Dollar</b>	0.549445	0.455657	0.487582
<b>% of Total Rates Income</b>	31%	20%	20%
<b>Minimum Rate</b>	\$ 778.70	\$ 713.90	\$ 713.90
<b>Minimum Rate – Properties</b>	918	612	612
<b>Minimum Rates - % Total Business Properties</b>	19%	21%	21%
<b>Minimum Rates – Total Revenue</b>	\$ 714,847	\$ 436,907	\$ 436,907
<b>Business Ord – Land Value (Example)</b>	\$ 1,300,000	\$ 1,300,000	\$1,300,000
<b>Business Ord – Rates per annum (Example)</b>	\$7,142.79	\$5,923.54	\$6,338.57
<b>Business Ord – Total No. Properties</b>	4,035	2,327	2,327
<b>Business Ord – Total Revenue</b>	\$ 30,519,514	\$ 14,136,889	\$ 15,127,369



In determining the right approach to harmonise the former council rates structures, it's important to understand some of the major characteristics of each structure but even more importantly, the issues which will present certain changes and/or impacts by bringing both databases together.

A breakdown of some of the issues are as follows:

- As mentioned previously, the sole determining factor in calculating rates for each individual property is based on land values. Put simply, properties with a higher land value will be required to pay a greater portion of rates than those with lower land values. Council has no discretion vary or alter this – it's a requirement of the Local Government Act.

Whilst determined by the NSW Value General, the basis to determine land values is largely based on various factors, particularly, the size, shape and features of the land, zoning and property sales analysis.

The suburb by suburb analysis above demonstrates the average land values throughout our local government area. Given their uniqueness, characteristics and locality within the metropolitan area, it's not surprising that a larger number of the former Canterbury Council suburbs are valued higher than those in the former Bankstown area.

- In certain cases, the land value attributable to specific properties, such as units and some townhouses are quite low, which would mean that their rates would be quite small. In these cases, Council applies a Minimum Rate for each of these properties to ensure that there is an element of equity amongst all Ratepayers.
- That said, both former Council Minimum Rates are quite low compared to most other metropolitan councils. As a comparison, Council's Minimum Rates compare as follows:

#### Minimum Rates Comparison

	Residential Annual \$	Residential Weekly \$	Business Annual \$	Business Weekly \$
<b>Penrith City Council</b>	1,133.00	21.79	1,381.20	26.56
<b>Blacktown City Council</b>	978.00	18.81	1,175.00	22.60
<b>Former Kogarah Council</b>	966.73	18.59	966.73	18.59
<b>Sutherland Council</b>	923.40	17.76	923.40	17.76
<b>Former Canterbury Council</b>	<b>713.90</b>	<b>13.73</b>	<b>713.90</b>	<b>13.73</b>
<b>Former Bankstown Council</b>	<b>636.80</b>	<b>12.25</b>	<b>778.70</b>	<b>14.98</b>

- Whilst discussed further in the report, the current Minimum Rate for both former Council does not adequately reflect the benefit derived and/or equity when compared with owners of standard residential or business properties throughout our area. At present, the comparison within our area is as follows:

#### Rates Comparison - CBCity

	Residential Annual \$	Residential Weekly \$	Business Annual \$	Business Weekly \$
<b>Former CCC – Minimum</b>	713.90	13.73	713.90	13.73
<b>Former CCC – Residential Average</b>	1,472.81	28.32	6,075.16	116.83
<b>Former BCC - Minimum</b>	636.80	12.25	778.70	14.98
<b>Former BCC – Residential Average</b>	1,224.81	23.55	7,563.70	145.46

- As noted previously, the former CCC Infrastructure Levy of \$5M per annum was lost and could not be reinstated during the Rate Freeze period without pursuing an SRV. The

resultant impact of losing the \$5M per annum of income was a significant blow for Council, given it reduced the amount of funding available to maintain assets throughout the former CCC area.

That said, the drop in income was quite favourable for both residential and business ratepayers throughout the former area. The drop in rates are explained as follows:

#### **Loss of Former CCC Infrastructure Levy – Impact on Ratepayers**

	<b>Canterbury Actual \$</b>	<b>Canterbury Adjusted \$</b>	<b>Annual Variance \$</b>	<b>Annual Variance %</b>
<b>Residential Ordinary - Average</b>	1,472.81	1,610.53	(\$137.72)	(9.3%)
<b>Residential – Cents in the Dollar</b>	0.1801159	0.197005	(0.016889)	(9.3%)
<b>Business Ordinary - Average</b>	6,075.16	6,500.80	(425.64)	(7.0%)
<b>Business – Cents in the Dollar</b>	0.455657	0.487582	(0.031325)	(7.0%)

- As Councillors will note, former CCC Residential Ratepayers received a reduction of around \$138 on their rate notice for 2019/20, a 9.3% reduction given the drop in the SRV. By the time Council is required to harmonise its rates databases, former CCC Ratepayers would on average have accumulated a benefit of around \$420.

Councillors should note that if they agree to restore this amount as part of an SRV, then all Ratepayers – both former Canterbury and Bankstown – will wear the impact of this.

- Councillors will note an amount referred to as *Cents in the Dollar (CID)* in the above tables. Simply, the CID is a standard rate/charge which, when multiplied by a properties land value, gives you the amount of rates that that property needs to pay for each financial year (except for lower valued properties such as units where a Minimum Rate would apply).

When harmonising our two rates databases, these two CID's will need to be appropriately averaged – meaning BCC will reduce and conversely, CCC's CID will need to increase. Councillors will note that if CCC's SRV Levy remained, the CID for CCC would have largely been consistent with BCC's CID and therefore, any adjustment would have meant a lesser impact on CCC's Ratepayers.

- Lastly, Councillors will note significant variances when comparing the Business Notional Yield data above, particularly the quantum of revenue, number of properties and the average rates amount. Whilst its quite straight forward to compare the former Council's residential data, the business comparison is significantly different, given the vast difference in the type, size and nature of business properties in either area.

For example, the former BCC has several large industrial and commercial precincts and properties (Chullora – Australia Post, TIP TOP, Milperra – large based manufacturing sites and Vicinity – CBD) compared to CCC and therefore would be rated quite differently.

In summary, whilst both rating structures were quite simple and largely similar, they did have certain unique elements, which when harmonised, will result in a financial impact for virtually all Ratepayers throughout the city, particularly former CCC Ratepayers. The major impeding factors contributing to this are largely because of the:

- broad variance in land valuations across the entire City;
- the need to average both CID's – thereby needing to increase the former CCC rate/charge and lowering the BCC rate/charge;
- averaging the proportion of rates collected from both the Residential and Business Categories; and
- setting one Minimum Residential and Business Rate – and offsetting any financial adjustment from all other remaining properties across each category.

## **RATES HARMONISATION OPTIONS**

Councillors have been considering various options to complete the required harmonisation process, as required under the Act. Whilst I understand the Draft Bill is imminent, I am of the view that, as a precaution, Council should be preparing an option(s) where it proposes to completely harmonise its two rating databases by 1 July 2021 – in accordance with the current provisions of the Act.

### **Option 1 – Harmonisation Only**

One option available to Council would be to harmonise both of its rate structures based on the following key parameters/elements:

- Minimum Residential Rate – apply a Minimum Rate of \$728.18, being the former Canterbury Council Minimum Rate (adjusted for the 2021/22 IPART rate limit of 2.0%);
- Minimum Business Rate - apply a Minimum Rate of \$794.27, being the Former Bankstown Council Minimum Rate (adjusted for the 2021/22 IPART rate limit of 2.0%);
- Council retain the current combined average income split between both Residential and Business categories – being Residential 73% and Business 27% and then continue to adjust based on growth;
- Council continue to levy the current Bankstown CBD Special Improvement Rate – estimated to generate around \$0.7M specifically for improvement throughout the CBD;
- The above harmonisation process be implemented by 1 July 2021, as required by the current legislation (Local Government Act 1993); and

- In the event that the current legislation is amended prior to 1 July 2021, then Council's preference is to gradually apply the harmonisation process as noted above, subject to considering the available options and/or parameters set by the Government.

## **Option 2 – Harmonise and Increase Minimum Rates**

Council acknowledges that the current Minimum Rates set under the current rate structures is well below comparable metropolitan councils and what is considered equitable, having regard for the services, programs and facilities made available to all Ratepayers and our broader community.

As a further option, Council may consider harmonising both of its rate structures, as well as adjust Minimum Rates based on the following key parameters/elements:

- Minimum Residential Rate – apply a new Minimum Rate of \$990, for relevant residential properties (inclusive of the 2021/22 IPART rate limit of 2.0%);
- Minimum Business Rate - apply a new Minimum Rate of \$990, for relevant residential properties (inclusive of the 2021/22 IPART rate limit of 2.0%);
- Council acknowledge that the increase in Minimum Rates will raise approximately \$20M in additional Rating Revenue for our City, and will all be allocated to renew and/or maintain our Council's asset base (note - current shortfall in asset renewal funding is \$31M per annum);
- Council also acknowledge that this option does *not* enable it to implement:
  - Any further improvements and/or additional services – eg. street cleaning – including roadway kerb/gutter cleaning;
  - Council's adopted Aquatics Strategy. This would need to be considered as part of separate SRV, as required; and
  - Matching funding to compliment the use of Section 7.11 contributions (Section 94).
- In implementing the above change, Council apply an income split between both Residential and Business categories – being Residential 76% and Business 24% and then continue to adjust based on growth.

The proportion/percentage accounts for the adjustment to Minimum Rates, whilst also and preserving the amount of rating income previously generated from the Ordinary Residential and Business Rate, and re-applying it to the remaining pool of Ordinary Residential and Business Ratepayers;

- Council continue to levy the current Bankstown CBD Special Improvement Rate - estimated to generate around \$0.7M specifically for improvement throughout the CBD;

- The above harmonisation process be implemented by 1 July 2021, as required by the current legislation (Local Government Act 1993); and
- In the event that the current legislation is amended prior to 1 July 2021, then Council's preference is to gradually apply the harmonisation process as noted above, subject to considering the available options and/or parameters set by the Government.

### Option 3 – Harmonisation and Special Rate Variation

For some time now, Council has discussed the longer-term financial challenges for our City and the likely consequences of a “Do-Nothing” approach to addressing our service and asset management needs.

Regrettably, we do not foresee any significant financial relief and/or support from either the Federal or State Government's – particularly with issues associated with cost-shifting and Financial Assistance Grants - and as such we are left to address our needs from amongst our own Ratepayers.

In the main, Council requires an additional \$40M per annum in Rates Income to remain sustainable. This is both well documented in our adopted long-term financial strategy and separately noted (specifically our asset management issues) in Council's Annual Financial Statements – which are signed-off by the NSW Auditor General.

Whilst it's acknowledged that the financial impact will be felt by some of our Ratepayers, making a decision on a way forward is in the public interest. This is to ensure that we don't continue to accumulate and/or pass on our growing concerns and liability to future generations.

As a guide, the \$40M would be raised as follows:

Description	Increase \$M
<b>Minimum Rate Adjustment</b>	12
<b>Residential Ordinary – Restore CCC SRV</b>	4
<b>Residential Ordinary - Adjustment</b>	14
<b>Business Ordinary – Restore CCC SRV</b>	1
<b>Business Ordinary - Adjustment</b>	9
<b>Total Required Funding</b>	<b>40</b>

Council would look to:

- Apply a gradual approach to harmonising its former Council's rating structures over a five year period – commencing 1 July 2021; and
- Separately apply the proposed SRV for an additional \$40M in rating revenue over a four year period – commencing 1 July 2022.

In the event that the current legislation is **not** altered, then Council would look to:

- Harmonise its former Council's rating structures as at 1 July 2021; and
- Separately apply the proposed SRV for an additional \$40M in rating revenue over a four year period – commencing 1 July 2022.

A summary of the proposed harmonisation and SRV process is outlined below:

**Option 3 - Harmonisation and Special Rate Variation**  
**Based on Legislation Changing to Allow Gradual Harmonisation (Assume 5-Years)**

	2021/22 Year 1	2022/23 Year 2	2023/24 Year 3	2024/25 Year 4	2025/26 Year 5
<b>Harmonisation Process</b>					
<b>Minimum Rate – Residential</b>	\$ 728.18	-	-	-	-
<b>Minimum Rate - Business</b>	\$794.27	-	-	-	-
<b>Ordinary Residential</b>	Adjust for impact of Minimum Rate	Gradual Harmonisation 25% + IPART	Gradual Harmonisation 25% + IPART	Gradual Harmonisation 25% + IPART	Gradual Harmonisation 25% + IPART
<b>Ordinary Business</b>	Adjust for impact of Minimum Rate	Gradual Harmonisation 25% + IPART	Gradual Harmonisation 25% + IPART	Gradual Harmonisation 25% + IPART	Gradual Harmonisation 25% + IPART
<b>Special Rate Variation Process</b>					
<b>Minimum Rate – Residential</b>	-	\$ 850.00	\$ 990.00	IPART Increase	IPART Increase
<b>Minimum Rate - Business</b>	-	\$ 850.00	\$ 990.00	IPART Increase	IPART Increase
<b>Ordinary Residential</b>	-	\$4.5M + IPART	\$4.5M + IPART	\$4.5M + IPART	\$4.5M + IPART
<b>Ordinary Business</b>		\$2.5M + IPART	\$2.5M + IPART	\$2.5M + IPART	\$2.5M + IPART
<b>Ordinary Business – Subcategories</b>	Establish	Determine and apply loading			

**Option 3 - Harmonisation and Special Rate Variation**  
**Based on Legislation Not Changing and Harmonisation Being Implemented On 1 July 2021**

	<b>2021/22 Year 1</b>	<b>2022/23 Year 2</b>	<b>2023/24 Year 3</b>	<b>2024/25 Year 4</b>	<b>2025/26 Year 5</b>
<b>Harmonisation Process</b>					
<b>Minimum Rate – Residential</b>	\$ 728.18	-	-	-	-
<b>Minimum Rate - Business</b>	\$794.27	-	-	-	-
<b>Ordinary Residential</b>	Full Harmonisation	-	-	-	-
<b>Ordinary Business</b>	Full Harmonisation	-	-	-	-
<b>Special Rate Variation Process</b>					
<b>Minimum Rate – Residential</b>	-	\$ 850.00	\$ 990.00	IPART Increase	IPART Increase
<b>Minimum Rate - Business</b>	-	\$ 850.00	\$ 990.00	IPART Increase	IPART Increase
<b>Ordinary Residential</b>	-	\$4.5M + IPART	\$4.5M + IPART	\$4.5M + IPART	\$4.5M + IPART
<b>Ordinary Business</b>		\$2.5M + IPART	\$2.5M + IPART	\$2.5M + IPART	\$2.5M + IPART
<b>Ordinary Business – Subcategories</b>	Establish	Determine and apply loading			

As Councillors will note, this option has assumed a gradual harmonisation period of five years, being Council's preferred option. Naturally, the Draft Bill may reflect some other harmonisation period, which Council will need to reflect and/or adjust, as required.

Separately, the above option would also reflect the following parameters:

- The adjusted income split between both Residential and Business categories would be adjusted annually to account for the above movements/impact and then continue to adjust based on future growth;
- Council discontinue to levy the current Bankstown CBD Special Improvement Rate, given that the additional revenue raised under this option and other designated funds (eg. Section 7.11 contributions) would largely accommodate the objectives originally set out under the Special Rate – ie. infrastructure improvements; and
- The above option is also based on Council establishing sub-categories for business precincts, with the view to provide greater equity amongst the varied nature, type and size of commercial and industrial properties throughout our area.



In establishing the sub-categories, Council has relied on the parameters and/or hierarchy of commercial and industrial zones, as adopted in our Local Strategic Planning Statement. On this basis, Business Sub-Categories will be established along the following framework:

#### **Business Sub-Categories**

<b>Rating Sub-Category</b>	<b>LSPS Hierarchy</b>
<b>Business – Commercial Large</b>	Major Shopping Centres (Bankstown / Roselands)
<b>Business – Commercial General</b>	Bankstown CBD, Campsie, Local Centres
<b>Business – Industrial Large</b>	Business Parks, Major Industrial Areas
<b>Business – Industrial General</b>	All Other Industrial Areas
<b>Business - Ordinary</b>	Village, Small & Neighbourhood Centres

- The sub-categories will assist in applying the relevant taxing principles, particularly:
  - Ensuring our structure reflects equity across the vast different types and size of commercial and industrial properties/precincts throughout our area;
  - Applying a structure (which is reflected by IPART and OLG’s guidelines for rating principles), where rates are based on one’s ability to pay – ie. property values correlates with wealth and thereby ability to pay; and
  - Treating all Business Ratepayers in a similar way and promoting fairness, equality and competitive neutrality amongst competing businesses throughout the area.
- It is proposed to establish and allocate each Business to a Sub-Category as part of formulating our 2021/22 rating Structure, though any differentiation in rates set for each sub-category will not be determined until Council sets/formulates its 2022/23 Rates Yield – given it will align with the first adjustment for Businesses when applying the SRV.

As Councillors will note, the option proposes to:

- Apply a simple transition of any adjustment – with the focus of the first year being to both setting Minimum Rates (Residential and Business) across the entire City; and
- In turn gradually progress to:
  - Raising the Minimum Rate to a similar level of other metropolitan councils and an importantly establishing some equity amongst our Ratepayers;
  - Harmonise the Ordinary Rate for remaining Residential and Business Ratepayers, and establish one consistent CID for each category by 2025/26; and
  - Gradually raise the additional rating income from the remaining Residential and Business Ratepayers (as outlined above) by 2025/26.

Subject to its decision, Council will progress to preparing a comprehensive assessment and/or application on the agreed option that we move forward with. This will include:

- implementing the required parameters in our rating database;
- establishing the impact on each ratepayer; and
- confirming our parameters, methodology and calculations to ensure accuracy and compliance with the Act.

## **IMPLEMENTATION TIMELINE**

As noted earlier, despite the option and/or path it chooses, Council will still need to follow a strict regulated process to enact its decision.

On the basis that Council proceeds with Option 3, this will require Council to:

- Prepare for both options, be it fully harmonise by 1 July 2021 and/or gradually harmonise rates of a 5-year period – may need to be amended to reflect the provisions of the Draft Bill, which are yet to be determined;
- Consult with our community on the proposed option(s); and
- submit its proposal to IPART by 8 February 2021, for its determination.

A suggested timeline of our complete process would be set as follows:

- November 2020 Ordinary Council Meeting:
  - In principle, Council resolves to proceed with its preferred option to harmonise its former rates structures, including its decision regarding the SRV; and
  - Council resolves to notify IPART of its decision.
- December 2020 to January 2021 (7 Weeks) – Community Consultation.
- Extraordinary Council Meeting (early February 2021):
  - consider feedback from community consultation process;
  - determine final option/structure to be implemented; and
  - submit application to IPART.
- April 2021 Ordinary Meeting – Draft Operational Plan 2021/22, including Budget and agreed rating structure to be considered by Council for exhibition.
- May 2021 – determination received from IPART (IPART will independently consult with our community in determining its decision).

- June 2021 Ordinary Meeting – Council considers feedback received during public exhibition period for the Draft Operational Plan and Budget and determines whether to adopt the Operational Plan including the budget and rating structure.

## **COMMUNITY ENGAGEMENT**

The basis of ensuring that Council are clear on its decision will be reliant on obtaining a thorough understanding of the sentiments of our community and their support for Council's preferred option.

Whilst the timing of the engagement/consultation period may not entirely be ideal, Council has little control over this as it is largely driven by IPART's timeframes to assess all applications and notify councils by May of the following year.

Council will use a range of measures and channels to ensure that all ratepayers across our LGA are both informed and given the opportunity to have their say regarding our decision.

As a guide, Council will be using various platforms to reach out to as many ratepayers regarding the matter, including:

- Councils Have Your Say;
- Media releases;
- Newsletters to Ratepayers;
- Dedicated email address; and
- Dedicated customer service and engagement staff to assist with enquiries.

Councillors will be informed and have input into the preparation of engagement strategies and consultation material as part of this time sensitive process.

Councillors should also note that IPART will also conduct their own independent consultation process with our community prior to determining their decision.



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## Governance and Administration Matters - 24 November 2020

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### **ITEM 7.2**                      **Quarterly Report of the 2020/21 Operational Plan and Budget to 30 September 2020 and Review of the Delivery Program 2018-2022**

**AUTHOR**                      **City Future**

### **PURPOSE AND BACKGROUND**

To present the first quarter performance against Council's 2020/21 Operational Plan activities including capital works and financial performance for the three-month period July to September 2020 and to present a revised Delivery Program to 2022.

### **ISSUE**

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

It demonstrates the organisation's performance during the period 1 July 2020 to 30 September 2020 in delivering the actions outlined in Council's 2020/21 Operational Plan. The Operational Plan is a key plan for our City. It translates our priorities and services, set out in our Delivery Program, into measurable actions for the financial year.

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

- Operational result;
- Capital result; and
- Financial performance.

The report also includes an update to the Delivery Program to reflect Council's approach to Rates Harmonisation and Financial Sustainability, which is a significant issue that must be considered and reflected as part of Council's priorities and resourcing. It is proposed to exhibit these changes in accordance with Integrated Planning and Reporting requirements.

### **RECOMMENDATION** That -

1. The quarterly progress report of the 2020/21 Operational Plan at 30 September 2020 be adopted.
2. The quarterly review of the 2020/21 Budget as outlined in this report be adopted.

3. The revised Delivery Program 2018-2020 (Attachment E) be exhibited in accordance with the *Local Government Act 1993* and a further report be provided to Council detailing feedback received.

## ATTACHMENTS

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

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- A. 2020/21 Operational Plan Progress Report - Summary
- B. 2020/21 Operational Plan Progress Report - Detailed
- C. September Revision Budget Review
- D. September Revision Budget Reports
- E. Delivery Program 2018-2022

## **POLICY IMPACT**

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The quarterly review is prepared in accordance with Schedule 1 of the *Local Government Amendment (Governance and Planning) Act 2018*, which requires regular progress reports to be provided to Council and community. Council currently generates reports on a quarterly basis to ensure thorough monitoring of the commitments it has made to the community.

## **FINANCIAL IMPACT**

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The report presents Council's operating result as at 30 September 2020. It also considers the strategic intent to harmonise rates and revise our Revenue Strategy to ensure that Council remains financially sustainable in the long term.

## **COMMUNITY IMPACT**

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The report provides the community with an understanding of Council's performance in delivering its yearly Operational Plan as well as an update on the financial position as at 30 September 2020. The Delivery Program foreshadows our Revenue Strategy and gives the community an opportunity to comment on changes.

## DETAILED INFORMATION

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### Operational Result

Broadly, Council's Operational Plan progressed well, with 82% of projects listed as complete or on track for completion in June 2020.

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

Detailed actions for the entire 2020/21 Operational Plan are outlined in Attachment B.

The combined attachments highlight good progress for the first quarter with many important projects progressed and firm commitments made to ensure that Council is making a solid contribution to CBCity 2028. Of note is the number of projects completed despite to COVID-19 restrictions, and the projects developed to specifically respond to community needs because of the pandemic. Highlights include:

- "CBCity Open but Different" promotion in response to COVID-19;
- Adoption 2020-21 Operational Plan and Budget;
- Launch of Mayoral Scholarship Program;
- Say NO to Domestic Violence – Say YES to Healthy Relationships;
- Community Voice Panel for Canterbury Racecourse;
- Call for comment – Thurina Park Community Centre, Griffith Park Precinct, and Paul Keating Park;
- Masterplanning commences for Bankstown and Campsie;
- Free electronic waste event;
- Biodiversity Month;
- #EatGlobalVisitLocal campaign;
- Good progress for Lang Road Pedestrian Bridge;
- Miller Road, Chester Hill upgrades complete (including new footpaths, garden bed, street furniture, bins and bike rack);
- Changerooms at Deverall Park, Condell Park complete;
- Maluga Passive Park accessible toilet complete;
- Ewen Park sportslighting installed;
- Free Twilight sports events;
- Sporting Association fees scrapped for winter season (\$260,000);
- Representations made regarding infrastructure contributions, improved funding for illegal dumping, expansion of Collection Schemes to include glass bottles, improvements to liveable housing guidelines; and for feral cats to be classified as a 'pest' species; and
- Council wins Local Government Excellence Awards for Ramadan Nights and Complete Streets programs.



## **Capital Result**

Council's adopted Capital Works Program for 2020/21 contains an investment of approximately \$146 million.

At the close of the first quarter, 68% of Council's Capital Program was either completed, under construction or in design. Of the 58 projects complete, there were 37 roads and transport projects, 13 building projects, and eight sportsfield, playground and open space projects.

## **Financial Performance**

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

Having reflected all required adjustments, Council's revised Operating Result is expected to be a deficit of \$2.6M, a decrease of \$3.8M to that set as part of the original budget process. The decrease is predominantly due to operational budget carryovers of \$7.0M, as resolved by Council at the August Council meeting that are largely grant related, the recognition of new Grants & Contributions income not known at the time of preparing the original budget of \$15.2M, the prepayment of the 2020/21 Financial Assistance Grant in June 2020 of \$5.6M and the payment regarding the Georges River Footbridge of \$5.3M as resolved at the August Council meeting.

Regarding service reviews, staff realignments and quarterly budget reviews completed during the September quarter; Earlwood Children's Centre added one position as a result of increasing their licensing capacity which required one additional educator to abide by National Regulations for staff child ratios. The Customer Service unit identified that commencing February 2020, 7 additional positions will be required to effectively manage the additional calls resulting from the insourcing of the domestic waste service and household clean-up services. For this financial year, these additional costs will be offset from expected vacancy savings. This will see the existing establishment of 1457 increase to 1465.

Council's capital works and acquisition program is now expected to be \$145.6M, having increased by \$67.3M to that originally proposed. The adjustment largely relates to the need to account for carryovers (2019/20) resolved by Council at the August Council meeting and additional grant funded projects identified throughout the first quarter less projects that have been deferred. These adjustments are a part of Council's ongoing review which ensures that the capital works and acquisition program reflects the planned pattern of expenditure.

In reflecting our carryover program and other adjustments made as a part of this revision, Council's level of cash and cash equivalents are expected to increase by approximately \$2.5M (assuming no carryovers exist at 30 June 2021).

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

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

## **Review of the Delivery Program**

Council prepares a Delivery Program every four years to align with the electoral term. The Delivery Program is effectively where Council takes ownership of the Community Strategic Plan objectives that are within its area of responsibility and, with the associated resourcing strategies, outlines the priorities and broad strategies to achieve required outcomes. Integrated Planning and Reporting legislation requires a re-exhibition where significant amendments are proposed.

The forced rates harmonisation was not meant to be dealt within this term of council. With the onset of COVID-19 the NSW Government pushed back the timing of the next local government election. Which means we must now exhibit an update to our Delivery Program that encapsulates Council's suggested approach to rates harmonisation and financial sustainability.

The key issues outlined in the revised Delivery Program are:

- Being a more resilient City, particularly in response to the devastating effects of COVID-19 world pandemic, and climate change events such as bush fires and extreme weather;
- The need to harmonise our rates in a manner that minimises the impact on our community;
- The need to introduce more equity and fairness into the current rating system for business and residential properties; and
- Exploring options with the community to secure additional funding through changes to the rating system to provide the quality of services and facilities expected by our community. Options will include special rate variations and rating category restructures.

## **Conclusion**

The Quarterly Report (Attachments A and B) provide a progress report for the first quarter of Council's 2020/21 Operational Plan. The provision of this report ensures Council is meeting its obligations under the Integrated Planning and Report Framework and contributes to the ongoing enhancement of good governance across Council. The data contained within these reports will also be made available on Council's website.

Whilst many great outcomes have been delivered during the first three years of Council's Delivery Program, the critical issue for the future is to secure its current financial stability and sustainability, and to ensure generations to come are well placed to both benefit and enjoy living in Canterbury-Bankstown. Options for a new Revenue Strategy will be instrumental to achieving those outcomes.

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## Governance and Administration Matters - 24 November 2020

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### ITEM 7.3                      Unaudited 2019/20 Annual Financial Report

**AUTHOR**                      Corporate

#### **PURPOSE AND BACKGROUND**

In accordance with Section 413 of the Local Government Act (the Act) and Local Government (General) Regulation 2005, Council's 2019/20 Unaudited Annual Financial Reports for Council are now completed and are referred for consideration under separate cover.

Once adopted, Council will be able to finalise the audit process which includes the receipt of the Auditor's Report.

Subject to their being no significant changes to Council's financial reports, a complete assessment of Councils' year-end result will be presented to the Council at its December 2020 Ordinary Meeting. Council's Auditor will also attend the future meeting to outline their opinion of the results.

#### **ISSUE**

In accordance with Section 413(1) of the Act, Council is required to prepare and refer their financial reports for audit.

Part of the process is that Council considers and resolves that the annual financial report has been prepared in accordance with the Local Government Act, Regulations and Accounting Code, and that the reports fairly present Council's operating result and financial position.

The process of accepting the financial reports includes the Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer declaring on behalf of Council that:

The annual financial reports have been prepared in accordance with:

- The Local Government Act 1993 (NSW) (as amended) and the Regulations made there under,
- The Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board,
- The Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, this Report:

- Present fairly the Council's operating result and financial position for the year, and
- Accord with Council's accounting and other records.

The Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer also declare on behalf of Council that they are not aware of any matter that would render the Reports false or misleading in any way.

At the conclusion of the Audit, Council must:

- fix a date whereby it proposes to present its audited financial reports, together with the auditor's report to the public,
- give public notice of the date so fixed, and
- send a copy of the auditor's report on the council's financial reports, together with a copy of the council's audited financial report, to the Office of Local Government.

It should be noted that having regard to relevant guidelines and reporting requirements, Council has determined that it does not have any significant Business Activities to declare and report on in its financial reports.

It is anticipated that Council's audited financial report will be presented to Council at the December 2020 Ordinary Meeting.

Given that the financial reports are unaudited, they may be subject to change throughout the audit process, a summary of any variations required will be provided to Council when the audited financial reports are presented to Council at its December 2020 Ordinary Meeting, should the variations be material.

## **RECOMMENDATION** That -

---

1. Council resolves that the attached 2019/20 Unaudited Annual Financial Reports, for the financial year ended 30 June 2020 have been prepared in accordance with the relevant sections and parts of the Local Government Act and Regulations and are submitted to Council for its consideration.
2. The Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer duly sign the Statement of Council's Unaudited Annual Financial Reports on behalf of the Council.
3. Subject to Item 1 and 2, the Statement and the 2019/20 Unaudited Annual Financial Report be referred to Council's Auditor in finalising the year-end audit process.
4. The General Manager be authorised to set the date for the public meeting and give notice in accordance with the Local Government Act 1993.

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

---

- A. Draft Annual Financial Statements

## **POLICY IMPACT**

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

## **FINANCIAL IMPACT**

---

Notwithstanding any further adjustments that may be required as part of the audit process, the attached reports fairly present Council's operating result and financial position for the year and accord with relevant accounting records.

## **COMMUNITY IMPACT**

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The financial reports provide the community with an understanding of Council's financial performance and financial position as at 30 June 2020. A more complete assessment of Council's results will be provided, when the audit process is complete and presented to Council in December 2020.



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## Governance and Administration Matters - 24 November 2020

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**ITEM 7.4**                      **Naming of Reserve - Corner Hume Highway and Miller Road Bass Hill**

**AUTHOR**                      **Corporate**

### **PURPOSE AND BACKGROUND**

Council at its meeting on 25 August 2020 resolved to commence community consultation on the proposal to name the reserve on the corner of Miller Road and Hume Highway, Bass Hill, 'Dick Payten Park' and that a further report be brought to Council at the conclusion of the exhibition period, on any submissions received.

The purpose of this report is to inform Council of the issues raised in the 26 submissions that were received on the proposal to name the reserve 'Dick Payten Park'.

### **ISSUE**

To consider the issues raised in the 26 submissions received and determine whether to name the reserve Dick Payten Park.

### **RECOMMENDATION**    That -

1. Council support the naming of the reserve on the corner of the Hume Highway and Miller Road, Bass Hill "Dick Payten Park"
2. The naming proposal be referred to the Geographical Names Board (GNB) for approval and registration.

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

- A. Hume Highway and Miller Road Unnamed Reserve Locality Plan

## **POLICY IMPACT**

---

The proposal to name the reserve on the corner of Miller Road and Hume Highway, Bass Hill, 'Dick Payten Park', is consistent with Council's Naming Policy and the GNB Place Naming Policy.

## **FINANCIAL IMPACT**

---

There are no costs associated with the recommendations of the report.

## **COMMUNITY IMPACT**

---

The proposal to rename the reserve to honour Dick Payten OAM contribution to the City is strongly supported by the community.



## DETAILED INFORMATION

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### Exhibition

The naming proposal was placed on public exhibition from 30 September to 30 October 2020. It was placed on the 'Have Your Say' webpage for the duration of the exhibition to both inform the community of the proposal and offer an opportunity to provide feedback.

Due to Covid-19 restrictions no direct (face-to-face) community consultation was undertaken.

This proposal was exhibited as follows:

- In the Bankstown Canterbury Torch and Canterbury Bankstown Express;
- A flyer to 250 residential properties around the park site;
- Electronic mailbox distribution to the Have Your Say 3,000+ community e-mails;

### Exhibition Results

The results of the 'Have Your Say' engagement component included:

- 245 viewings of the information by 205 unique visitors;
- 26 submissions received (25 by 'Have Your Say' platform and 1 direct e-mail)

There was strong support for the proposal with only one of the 26 submissions opposing it on the basis that as a society we should not be supporting naming things celebrating men's contribution to war.

The following comments from the submissions supporting the proposal provide an insight into the high regard for Mr Payten and the work he has undertaken in the local area:

*"Naming this park after a dedicated community man and Kokoda legend would make this a remarkable thing the council can do to honour the great Dick Payten."*

*"He was instrumental in involving Bass High School students to represent the youth of the area in all the services that were held at the reserve. He ensured the students were acknowledged and often visited the school where he was highly respected and loved by the Bass High community."*

*"Dick Payten OAM cared for and contributed so much to the Chester Hill area. As a war veteran he was a devoted Legatee to Bankstown Legacy assisting War Widows as well as to his 75th Division. He was a hero to so many people ....."*

*"A wonderful man who did so much for his community"*

*"Dick Payten was one of the many unsung heroes of his generation. He was the driving force behind the establishment of all the Memorials on the site. He was a tireless supporter of returned veterans."*

## **Next Steps**

All proposals to officially name parks, reserves, public spaces and Council controlled roads within the LGA must comply with Council's Naming Policy and the guidelines provided by the Geographical Names Board (GNB) of NSW. The proposal to name the reserve Dick Payten Park meets the requirements of the policy and GNB guidelines. While Council is the authority responsible for naming or renaming roads and places under its control, all naming applications must be submitted to the GNB for approval and registration of the name.

Having considered the submissions, it is proposed that Council support the naming of the reserve on the corner of the Hume Highway and Miller Road, Bass Hill "Dick Payten Park" and refer the proposal to the Geographical Names Board (GNB) for approval and registration.

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## Governance and Administration Matters - 24 November 2020

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### ITEM 7.5                      Code of Meeting Practice - 2021 Schedule of Meetings

**AUTHOR**                      Corporate

#### **PURPOSE AND BACKGROUND**

In accordance with Section 365 of the Local Government Act 1993, Council is required to meet at least ten times each year, each time in a different month. This report nominates proposed meeting dates for 2021.

#### **ISSUE**

In accordance with the Local Government Act 1993 and Council's Code of Meeting Practice it is proposed to schedule Council Meetings for 2021, as follows;

23 February  
23 March  
27 April  
25 May  
22 June  
27 July  
24 August  
26 October  
23 November  
7 December

No Ordinary Council meeting is set for September due to the 2021 Ordinary Election of Council on 4 September 2021. An extraordinary meeting will need to be separately called in September to conduct the mayoral election, following the declaration of polls for the Ordinary Election.

In the event that Councils needs to vary the date for a meeting/s of Council, a further report will be submitted suggesting an alternate date/s.

Council will be in recess after the Ordinary Meeting of Council on 8 December 2020 to 23 February 2021. A report will be submitted to the Ordinary Meeting of Council in February 2021 informing Council of any matters determined under Delegated Authority during the recess period.

#### **RECOMMENDATION**

That the 2021 Schedule of Council Meetings be adopted.

## **ATTACHMENTS**

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Nil

## **POLICY IMPACT**

---

The schedule primarily follows Council's Code of Meeting Practice whereby Ordinary Meetings are held on the 4<sup>th</sup> Tuesday of each month unless the meetings conflict with other activities. Formal notification of each meeting will be made in accordance with Section 3.1 of Council's Code of Meeting Practice.

## **FINANCIAL IMPACT**

---

There is no financial impact.

## **COMMUNITY IMPACT**

---

There is no community impact.



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## Governance and Administration Matters - 24 November 2020

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### ITEM 7.6                      Code of Conduct Complaints Report

**AUTHOR**                      Corporate

#### **PURPOSE AND BACKGROUND**

---

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

The reporting period is 1 September 2019 to 31 August 2020.

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

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

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

Attached is the required annual return for the preceding reporting period. There were no complaints recorded for the period.

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

#### **ISSUE**

---

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

#### **RECOMMENDATION**

---

That the information be noted.

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

---

- A.     Code of Conduct Complaints Statistics

## **POLICY IMPACT**

---

The requirements of the Code of Conduct have been met.

## **FINANCIAL IMPACT**

---

There is no financial impact.

## **COMMUNITY IMPACT**

---

There is no community impact.



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## Governance and Administration Matters - 24 November 2020

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### ITEM 7.7                      Cash and Investment Report as at 31 October 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 October 2020.

#### **RECOMMENDATION**    That -

1.     The Cash and Investment Report as at 31 October 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.     Imperium Markets October 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

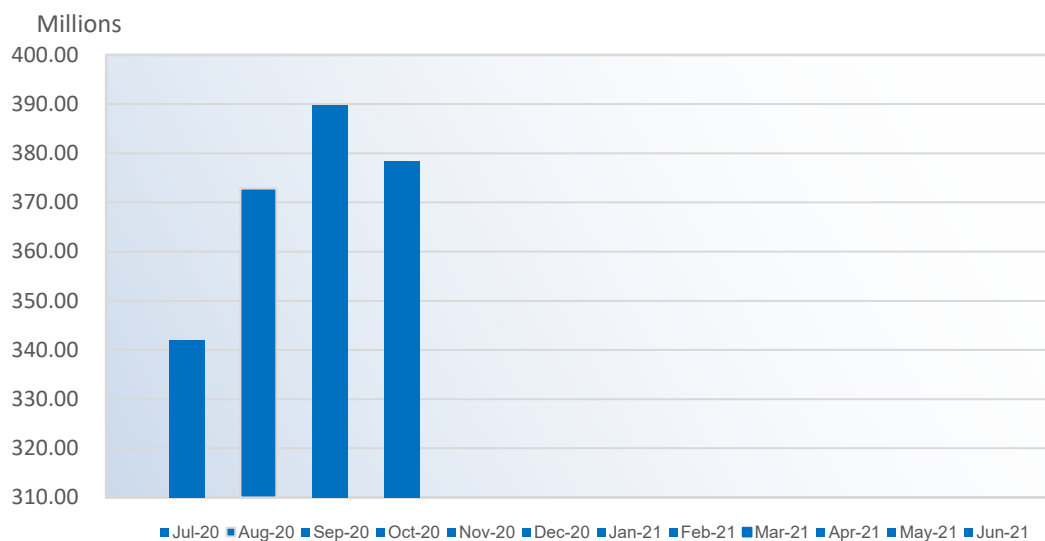
### Cash and Investment Summary – as at 31 October 2020

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

Cash and Investments	\$
Cash at Bank	725,514
Deposits at Call	55,548,489
Term Deposits	262,921,000
Floating Rate Notes	50,223,368
Bonds	9,000,000
<b>Total Cash and Investments</b>	<b>378,418,371</b>

Council's level of cash and investments varies from month to month, particularly given the timing of Council's rates and collection cycle, its operations and carrying out its capital works program. The following graph outlines Council's closing cash and investment balances from July 2020 to June 2021.

Cash and Investment Rolling Monthly Balance 2020-2021



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

Interest Income	Oct 2020 \$	Year-to-date Oct 2020 \$
Budget	547,715	2,190,861
Actual Interest	510,996	2,111,614
Variance	(36,719)	(79,247)
Variance (%)	(6.70)	(3.62)

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

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

<b>Maturity Profile</b>		
	<b>Actual % of Portfolio</b>	<b>Policy Limits %</b>
<b>Cash</b>	14.9	100
<b>Working Capital Funds (0-3 months)</b>	6.5	100
<b>Short Term (3-12 months)</b>	20.8	100
<b>Short – Medium (1-2 years)</b>	24.0	70
<b>Medium (2-5 years)</b>	31.7	50
<b>Long Term (5-10 years)</b>	2.1	5
<b>Total Cash and Investments</b>	100%	

<b>Portfolio Allocation</b>	
	<b>Actual % of Portfolio</b>
<b>Cash at Bank</b>	0.2
<b>Deposits at Call</b>	14.7
<b>Term Deposits</b>	69.4
<b>Floating Rate Notes</b>	13.3
<b>Bonds</b>	2.4
<b>Total Cash and Investments</b>	100%

## **8 SERVICE AND OPERATIONAL MATTERS**

The following item is submitted for consideration -

8.1 Summer Series of Major Events Amid Covid	111
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## Service and Operational Matters - 24 November 2020

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### **ITEM 8.1                      Summer Series of Major Events Amid Covid**

**AUTHOR                      City Future**

#### **PURPOSE AND BACKGROUND**

COVID has dramatically affected many of Council's services and activities, in particular our events program. A report was submitted to Council on 27 October 2020 outlining the proposed changes to the Summer Events program. From this report it was recommended that a further report be provided on the range of activations to replace the Christmas carols.

#### **ISSUE**

Current Government restrictions dictate that we will not be able to celebrate as we have done in the past. At this stage outdoor gatherings are limited to 30 people and major events are limited to 500 people, suitably distanced, seated, and with a COVID Plan and processes in place which have been signed off by NSW Health. It is also difficult to predict what further restrictions or changes may occur or if there will be further waves of COVID.

Within this context, a program of COVID safe Christmas activities has been organised that Council will be conducting during the month of December.

#### **RECOMMENDATION**

That Council note the activations occurring for the Christmas period throughout December.

#### **ATTACHMENTS**

Nil

## **POLICY IMPACT**

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There is no policy impact from this report. Any activity that does go ahead will need to ensure that COVID safe measures are in place for each program.

## **FINANCIAL IMPACT**

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The current events budget is being reallocated to support the alternative ways of engaging the community. Funds will also be redistributed to support the smaller activities as outlined in this report.

## **COMMUNITY IMPACT**

---

Based on the current Government restrictions Canterbury Bankstown residents will be impacted by the loss of major events, however the proposed replacement activities outlined in the report will deliver positive community outcomes through the celebration of Christmas.



## DETAILED INFORMATION

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COVID has dramatically affected many of Council's services and activities, in particular the events program. Council has already had to postpone and cancel many of our major events including Christmas carols, Australia Day and Lunar New Year. Despite this the team have been busily implementing different ways of engaging the community.

The program has been developed by modifying some of our previous activities, such as lighting of the tree, through to whole new activity, such as Cadillac Santa, and the trialling of smart technology. This will ensure that we attract a broad range of ages as well as accommodating a range of locations with the activations being held across the whole LGA.

A priority consideration is the need to make decisions within the confines of current restrictions to ensure we safeguard the health of our community as best we can, and not risk any instances of COVID spread within Canterbury Bankstown. Currently the restrictions relevant to events include:

- outdoor gatherings limited to 30 people
- major events are limited to 500 people, suitably distanced, seated, and with a COVID Plan and processes in place which have been signed off by NSW Health.

Below is a table that summarises the Christmas activations that will be conducted throughout the month of December. This is based on the approved recommendation from the Summer series of Major events amid COVID report from the Council meeting on 27 October. Based on the current Government restrictions this will be implemented with COVID Safe plans established.

### Christmas activations:

Project/ activation	Date	Detail	Location/ virtual
Installation Christmas trees	12 <sup>th</sup> Nov-31 <sup>st</sup> December	Christmas trees at town centres to be installed from 12 <sup>th</sup> November and the main trees from 26 <sup>th</sup> November.  7 Christmas trees are being installed throughout the 5 wards. Featuring singing trees, a motion detected recording of a mayoral message and carols to play when people walk past.	Bankstown CBD Campsie Belmore Revesby Earlwood Chester Hill Greenacre
Christmas Light Wash of the BLaKC	8-24 December	The BLaKC will be lit up at night with changing Christmas Colours.	Bankstown
Official lighting of the Christmas trees	8 <sup>th</sup> December	Live streamed event and media opportunity to light the Main Christmas tree in Paul Keating Park. Will feature carols by TAP and Mayoral welcome. (max 30 people)	Paul Keating Park/ Virtual

Project/ activation	Date	Detail	Location/ virtual
A magical Christmas in CBCity	1 <sup>st</sup> - 26 <sup>th</sup> December	Augmented Reality (AR) experience. 7 locations throughout the city with 6 Augmented reality check points at each Christmas tree location. The community will use their device to scan the code and launch the AR experience.	Bankstown CBD Campsie Belmore Revesby Earlwood Chester Hill Greenacre
"Santa's Christmas caddy" on tour in CBCity	7-11 and 14-18 December	Santa and two characters will be driven around the city in a Cadillac led by a Council branded vehicle for 2 afternoons per ward 4pm – 7pm each day with Christmas carols playing.  A map will be prepared showing where Santa will be.	LGA
Padstow Carols Live stream	13 <sup>th</sup> December	Council will assist the Padstow Rotary group who run the Padstow Carols event, with an online carols stream which will be featured on Council socials channels.  Community and local businesses will be encouraged to live stream the carols or provided with the recorded link. Residents will be encouraged to sing along with the on-line event.	Facebook platform. Event to be filmed live.
Eat Global Visit Local Christmas Campaign.	Month of December	Restaurants will be contacted to see if they want to undertake Christmas specials. These will be promoted by Council as part of the Eat Global Visit Local Campaign.	Online and Social Media
Library Christmas crafts	Month of December	CBCity libraries will run Christmas crafts workshops and videos for distribution on social media.	Distribution across CBCity's nine libraries Virtual Workshops through Facebook, YouTube channel and web page.
Roving Christmas Characters	Saturday 5 <sup>th</sup> , 12 <sup>th</sup> and 19 <sup>th</sup> December	Large Christmas Characters will rove key centres in the city. Giant elves, Candy Canes or similar will rove through the town centres once over the three Saturdays.	Bankstown CBD Campsie Revesby Earlwood Chester Hill
Christmas Lights Trail	Throughout December	Houses who have decorated for Christmas (lights) nominate themselves to go on the Christmas Lights Trail Map. Map will be promoted on social channels.	Virtual

Canterbury Bankstown is 'Where Interesting Happens' and Events are a cornerstone to this. The direct and indirect benefits that events have on communities are numerous. They:

1. create a vehicle for the community to come together to celebrate,
2. provide an opportunity for the community to form connections, relationships and a sense of belonging
3. allow us to celebrate major milestones, events or festive activities
4. reinforce the identity and importance of a place
5. increase local tourism and business spend
6. provide something all the residents can look forward to attending no matter their age, race or profession.

While Council recognises the importance listed above, this must be balanced with the need to ensure we protect the health and wellbeing of our community. While there is currently a positive trajectory in terms of cases of COVID, as a leader we must manage the transition back to major events in a sensible manner.

The next 12 months will see a review of further events including Ramadan Nights, Lakemba, and Bankstown Bites. As the NSW Government begins to hopefully ease restrictions, we will begin to expand and open up our events program consistent with these requirements. This includes the relaunch of our Village Festival Grants Program in early 2021. While it is not possible to fully predict the future, Council is working to having a full events program back, including the introduction of a brand-new major Signature Event towards the end of 2021.



## **9 COMMITTEE REPORTS**

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



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

The following items are submitted for consideration -

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## Notice of Motions & Questions With Notice - 24 November 2020

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**ITEM 10.1**                      **Notice of Motions**

**AUTHOR**                      **Office of the General Manager**

### **ISSUE**

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The attached schedule provides information to questions raised at Council's previous meeting.

### **RECOMMENDATION**

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That the information be noted.

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

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



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## Notice of Motions & Questions With Notice - 24 November 2020

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### ITEM 10.2                      Busking and Street Performance Spaces

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

“That Council investigate creating performance opportunities in our centres by “licensing” busking and street performance spaces to assist what is a struggling sector and give a focus for hospitality businesses.”

### BACKGROUND

---

One of Australia’s largest industries, the arts continues to be deeply impacted by closed borders and social distancing restrictions. Under the shadow of COVID-19, the future of the performing arts itself is under question; the rise of video platforms like Zoom seems to make the necessity of “being there” no longer a necessity.

Plus, at the end of 2019, the Federal Government eliminated the Department of Communications and the Arts; incorporating it into the Department of Infrastructure, Transport, Regional Development, and Communications. Support for the sector has declined as the Federal Government slashed away.

Add this to more recent events and the fallout has been devastating. With so many artists and creatives working in fields requiring large audiences, the impact of restrictions has been immediate and resounding.

According to the June 2020 Performing Arts Connections Australia Update, roughly 74.5 percent of the casual workforce were let go. The arts industry in Australia contributes over \$111 billion a year to the economy and employs around 600,000 people – more than mining and aviation combined.

The current crisis does, however, offer a chance to think about a fresh approach to what can be done to assist this struggling sector. By virtue of the restrictions, we’re seeing more people remaining within their community and in partnership with encouraging busking and street performances, we can not only support this sector, but activate our town and City centres, increasing footfall and trade for our businesses as well.

Councils such as Blacktown, Sydney and Hobart already have busking and street performer programs and we can look to these for insight into how these are managed and regulated.

## **GENERAL MANAGER'S COMMENT**

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Council is currently developing its Christmas Series event program. This initiative may be incorporated into this body of work as an initial trial. Accordingly, there are no cost implications arising from the proposed motion, as written.

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## Notice of Motions & Questions With Notice - 24 November 2020

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### ITEM 10.3 Youth Unemployment

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 programs and initiatives to reduce the level of youth unemployment across the Canterbury Bankstown Local Government Area.”

### BACKGROUND

---

Southwest Sydney, and our LGA in particular, experiences high rates of youth unemployment and disengagement, much higher than the Sydney Metropolitan average. In the last Census, 20.2% of Canterbury Bankstown’s 15-24 year old’s were either only partially engaged, or disengaged from the workforce, or education.

And while we don’t have current figures for the impact COVID has had, given the shock to the retail and hospitality industries, where a significant proportion of our youth find jobs, it would be reasonable to expect that the situation has become far, far worse. From my own experience talking with our youth, this certainly is the picture they paint.

I am aware that Council is currently developing an Economic Development Strategy and I am seeking that programs and initiatives to address and drive down youth unemployment be considered as part of this Strategy.

### GENERAL MANAGER’S COMMENT

---

Council is currently preparing its Economic Development Strategy and it is anticipated that this will come to Council in the first half of 2021. The proposed motion can be incorporated into this body of work and accordingly there are no cost implications arising from it, as it is currently written.



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## Notice of Motions & Questions With Notice - 24 November 2020

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### **ITEM 10.4            Suburban Stadiums**

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

“That Council:

1. Notes the NSW 2020-21 Budget failed to identify any investment into suburban stadiums, with the exception of the preparation of a business case for Jubilee Stadium at Kogarah, and
2. Calls on the NSW Government to distribute the approximately \$800m for suburban stadiums through a transparent, competitive grant scheme.”

### **BACKGROUND**

---

Despite there being widespread expectations that the recently announced NSW Budget would outline plans for investment of some of the \$800m suburban stadiums funding, it failed to detail anything but the funding of a business case for Jubilee Oval at Kogarah.

The media reports and industry talk continue to suggest that Kogarah, Liverpool, Brookvale and Penrith will be the beneficiaries of this funding. Despite Council writing to the NSW Government in June, Belmore appears to have once again been forgotten.

Belmore Sports Ground has and continues to be the long term home of the Canterbury Bankstown Bulldogs Football Club. This encompasses more than just the NRL team home and centre of excellence, with wider reach across 12 local junior league district clubs and local communities from Clemton Park all the way out to Moorebank. This includes active partnerships and collaboration with many local non for profit and community initiatives with the Bulldogs and at Belmore Sports Ground.

Given the stink that remains hanging over the distribution of the Stronger Communities Funding, now is the time the Government must come out and establish a transparent, competitive grant scheme for the distribution of these funds. Not only will this ensure the process is beyond reproach, but that the funding will go to where the greatest benefit will be obtained.

### **GENERAL MANAGER’S COMMENT**

---

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





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## Notice of Motions & Questions With Notice - 24 November 2020

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### ITEM 10.5                      Shop Local

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

“That Council encourages its community to:

1. Use the NSW Government’s Out & About voucher scheme within the local government area, and
2. Shop Local this Christmas, to support our struggling retail sector.”

### BACKGROUND

---

We all know the impact COVID has had on our retail and hospitality industries and it is these industries which predominantly have a casualised workforce, many of whom are our youth, while they study or finish off school.

I was heartened to read of the NSW Government’s Out & About Scheme, which will see every NSW resident over the age of 18 receive four \$25 vouchers for use at restaurants, cafes, cultural institutions, cinemas etc. This will present an enormous opportunity for our local businesses if our community use these vouchers locally and also for our community to experience the best of eating globally, while staying local.

Additionally, I’d also like to encourage our community to do their Christmas shopping locally. Not only can we keep our local businesses supported, it is an opportunity to show off the many wonderful local businesses as Christmas gifts are sent around the State, country and indeed the world.

### GENERAL MANAGER’S COMMENT

---

Council can utilise its existing communication channels to promote the messages outlined in the proposed motions. Accordingly, there are no cost implications from the proposed motions, as written.



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## Notice of Motions & Questions With Notice - 24 November 2020

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### ITEM 10.6

### Planter Boxes

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

“That Council investigates a campaign to educate local retailers on how to care for ornamental street plants and the benefits of having healthy, attractive plantings within the town centre environment.”

### BACKGROUND

---

I have recently received concerns from local residents regarding Council’s planter boxes at both Padstow and Revesby shopping villages.

Council Planter boxes are an important part of the presentation of our shopping villages helping to create an aesthetically pleasing atmosphere for shoppers and visitors alike. Unfortunately, many plants in these boxes have either died or been removed, and some of these boxes have become little more than rubbish and cigarette butt holders.

As with many things, successfully maintaining such aesthetics require a partnership approach, in this case between Council and the local retailers. I understand that we are coming up to that time of the year where annuals are planted and so I now seek Council investigate the possibility of a campaign to educate local retailers on how to care for these plants and of course the many benefits they bring to a town centre.

### GENERAL MANAGER’S COMMENT

---

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



---

## Notice of Motions & Questions With Notice - 24 November 2020

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### ITEM 10.7                      Reinvigorating the High Street

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

“That Council investigate, with a view to applying for, the *Your High Street Grant* to fund town centre upgrades within the City.”

### BACKGROUND

---

Earlier this month, the NSW Government released the latest in a series of funding programs for councils to reinvigorate their high streets.

Up to \$1m will be available for councils to deliver improvements to high streets, which have become all the more important with more and more residents staying close to home.

We have many high streets that are in desperate need of a face lift and reinvigoration and I am seeking Council investigate and pursue this opportunity.

### GENERAL MANAGER’S COMMENT

---

Council has a range of Centres which collectively could benefit from over \$1B worth of upgrades.

\$1m for the City is, of course, welcome and we will identify a suitable project that meets the Program’s criteria, which includes that Council can’t do anything it has forward planned to do and must consult and resolve the project to apply, followed by the design, tender and delivery, all within a 12 month window.



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## Notice of Motions & Questions With Notice - 24 November 2020

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### **ITEM 10.8                      Utilities Destroying our Streets**

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

“That Council writes to the major utility companies – Telstra, Jemena, Ausgrid and Transgrid – requesting they invest adequate time and resources into ensuring our streets and footpaths are:

1. Maintained in a safe and satisfactory condition during, immediately after any works, and up until such time as permanent restorations are completed, and
2. Restored, permanently, in a timely manner and to a condition equivalent to or better than they were prior to the works occurring.”

### **BACKGROUND**

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Jemena, Telstra and other utilities are ripping up our streets, leaving a mess and often taking months and months to restore the public domain to its original, safe condition.

This results in a big risk to our community; I have witnessed a member of the public fall and sustain an injury as a result of a poor utility restoration. I note Council staff are quick to make areas safe once we receive reports and there is a mechanism to recover costs, but it is not our responsibility.

What is more, all too often, utility companies have come in after Council has completed new works, turning our hard work into a mess and subjecting the community to drawn out and unsightly temporary restorations.

### **GENERAL MANAGER’S COMMENT**

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





## **11        CONFIDENTIAL SESSION**

# **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.