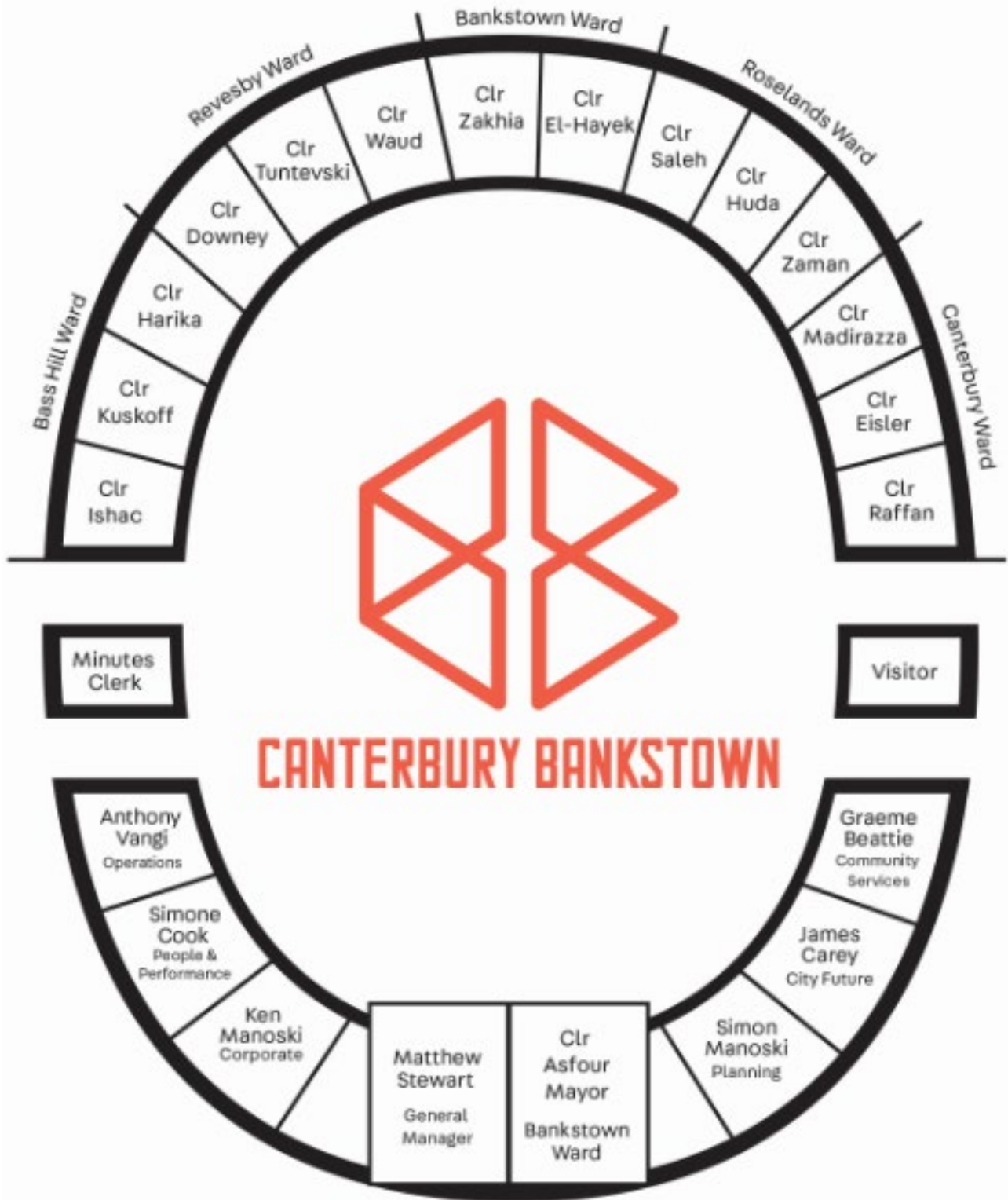




# AGENDA FOR THE ORDINARY MEETING

25 February 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 10 December 2019.....6

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 10 DECEMBER 2019**

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

**APOLOGIES** Councillors Harika, Huda, Kuskoff and Raffan

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**HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.04 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**

**(814) CLR. MADIRAZZA:/CLR. DOWNEY**

RESOLVED that the minutes of the Ordinary Council Meeting held on 26 November 2019 be adopted.

- CARRIED

**SECTION 2: LEAVE OF ABSENCE**

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

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

- CARRIED

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

In respect of Item 11.3 - EOI 03-19 22 Homelea Avenue, Panania (Former Revesby Workers Bowling Club), Clr Saleh declared a significant Non Pecuniary Conflict of Interest due to her employment and indicated she would vacate the Chamber taking no part in debate.

**CANTERBURY BANKSTOWN**  
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In respect of Item 11.3 - EOI 03-19 22 Homelea Avenue, Panania (Former Revesby Workers Bowling Club), Clr El-Hayek declared a significant Non Pecuniary Conflict of Interest due to his working relationship with one of the tenderers and indicated he would vacate the Chamber taking no part in debate.

**SECTION 4: MAYORAL MINUTES**

**ITEM 4.1 RETIREMENT OF TIM CARROLL**

**(816) CLR. ASFOUR**

RESOLVED that on behalf of the City and community, Council wishes Tim Carroll all the best on his retirement and thanks him for all that he has done for our community.

- CARRIED

**ITEM 4.2 LOCAL COMMUNITY BASED DONATIONS**

**(817) CLR. ASFOUR**

RESOLVED that

1. Council support Movember and donate \$2,750 on behalf of Councillors and staff.
2. Council support the request from the Bankstown District Amateur Football Association (BDFAFA) and waive the fee of \$825 for O'Neil Park and Playford Park for their Walking Football program in March, 2020.
3. Council support the request from Save our Sons Duchenne Foundation and donate \$500 to Walk 4 Duchenne being held on the 23 February 2020 to raise awareness of and funds for Kids with Duchenne Muscular Dystrophy.
4. Council also congratulates Clr Raffan for her support of the Save our Sons Duchenne Foundation by participating in the charity walk on behalf of Council.
5. These funds be made available from Council's Community Grants and Events Sponsorship budget.

- CARRIED

**CANTERBURY BANKSTOWN**  
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**SECTION 5: PLANNING MATTERS**

**PUBLIC ADDRESS**

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

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

- CARRIED

**ITEM 5.1 CONNECTIVE CITY 2036 - SUBMISSIONS REPORT**

MS BARBARA COOREY (RESIDENT) ADDRESSED COUNCIL.

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

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

- CARRIED

MR DENNIS MARKOU (RESIDENT) ADDRESSED COUNCIL.

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

RESOLVED that an extension of two minutes be given to Mr Markou to address Council.

- CARRIED

MS VERONICA LOPES (STUDENT PROJECT) ADDRESSED COUNCIL.

MR DAVID HILL (WESTERN SYDNEY COMMUNITY FORUM) ADDRESSED COUNCIL.

CLR TUNTEVSKI TEMPORARILY RETIRED FROM THE MEETING AT 6.51 PM AND RETURNED AT 6.55 PM.

MS LEE DE WINTON (BANKSTOWN AIRPORT) ADDRESSED COUNCIL.

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

RESOLVED that

1. Council note the issues raised during the exhibition period, and responses provided at Attachment A – Community Submissions, and Attachment B – Agency Submissions.
2. Council endorse the *Connective City 2036* plan as shown in Attachment C.





**CANTERBURY BANKSTOWN**  
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**ITEM 5.3**                      **BANKSTOWN CBD AND BANKSTOWN AIRPORT PLACE STRATEGY**  
**(823)**                              **CLR. WAUD:/CLR. DOWNEY**

RESOLVED that

1. Council endorse the Bankstown and Bankstown Airport Place Strategy at Attachment A.
2. Council continue to work with the relevant government agencies to deliver the actions set out by the Place Strategy.
3. Council write to the Greater Sydney Commission advising of its decision.

- CARRIED

**SECTION 6:                      POLICY MATTERS**

Nil

**SECTION 7:                      GOVERNANCE AND ADMINISTRATION MATTERS**

**ITEM 7.1**                      **STRONGER COMMUNITIES FUND - QUARTERLY PROGRESS REPORT**  
**(824)**                              **CLR. WAUD:/CLR. ZAMAN**

RESOLVED that

1. Council note the progress report of the implementation of projects funded through the Stronger Communities Fund.
2. Council submit a variation request to the Office of Local Government seeking an extension of time to deliver the remaining major projects and adjust project budgets as outlined in the report.

- CARRIED

**CANTERBURY BANKSTOWN**  
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**ITEM 7.2**                    **GREATER SYDNEY SPORTS FACILITY FUND 2019/20**

**(825)**                        **CLR. TUNTEVSKI:/CLR. MADIRAZZA**

RESOLVED that

1. Council proceed with submitting the Stage 2 Project Plan and budget through Stage 2 of the Greater Sydney Sports Facility Fund for Kelso North Precinct Upgrade.
2. If successful in receiving funding under the Greater Sydney Sports Facility Fund, Council allocate 25% of the total project cost as part of the 2020/21 Operational Plan.

- CARRIED

**ITEM 7.3**                    **CODE OF CONDUCT COMPLAINTS REPORT**

**(826)**                        **CLR. MADIRAZZA:/CLR. ZAKHIA**

RESOLVED that the information be noted.

- CARRIED

**ITEM 7.4**                    **CASH AND INVESTMENT REPORT AS AT 30 NOVEMBER 2019**

**(827)**                        **CLR. ZAMAN:/CLR. MADIRAZZA**

RESOLVED that

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

- CARRIED

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

**ITEM 8.1 2020-2024 YOUTH ACTION PLAN**

**(828) CLR. EL-HAYEK:/CLR. MADIRAZZA**

RESOLVED that

1. Council adopt the Youth Action Plan and commence its implementation.
2. The Youth Action Plan be officially launched on the first day of NSW Youth Week, Wednesday 1 April 2020.
3. Action items identified in this Youth Action Plan for financial years 2020-2024 are listed and considered in Council's Operational and Capital budgets; and
4. Opportunities for Federal and State Government grant funding are investigated to assist in the delivery of the Youth Action Plan.

- CARRIED

**SECTION 9: COMMITTEE REPORTS**

**ITEM 9.1 MINUTES OF THE LIVEABLE CITY ADVISORY COMMITTEE MEETING HELD ON 14 NOVEMBER 2019**

**(829) CLR. EISLER:/CLR. WAUD**

RESOLVED that the minutes of the Liveable City Advisory Committee meeting held on 14 November 2019, be endorsed.

- CARRIED

**ITEM 9.2 MINUTES OF THE SOCIAL INCLUSION ADVISORY COMMITTEE MEETING HELD ON 18 NOVEMBER 2019**

**(830) CLR. EISLER:/CLR. WAUD**

RESOLVED that the minutes of the Social Inclusion Advisory Committee meeting held on 18 November 2019, be endorsed.

- CARRIED

**CANTERBURY BANKSTOWN**  
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**ITEM 9.3**                    **MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 26 NOVEMBER 2019**  
**(831)**                        **CLR. EISLER:/CLR. WAUD**

RESOLVED that the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 26 November 2019, be adopted.

- CARRIED

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

**ITEM 10.1**                **NOTICE OF MOTIONS**  
**(832)**                        **CLR. ISHAC:/CLR. ZAKHIA**

RESOLVED that the information be noted.

- CARRIED

**ITEM 10.2**                **UWS MILPERRA SITE**  
**(833)**                        **CLR. TUNTEVSKI:/CLR. DOWNEY**

RESOLVED that Council:

1. Notes the letter to the Education Minister co-signed by Clr Linda Downey and myself, regarding the wonderful opportunity to provide a much needed education facility on the current UWS Milperra campus, noting that the site already houses much of the required school infrastructure, and
2. Call on both State and Federal Education Ministers to support this request and bring it to reality for the local residents of Milperra and the surrounding suburbs.

- CARRIED

**CANTERBURY BANKSTOWN**  
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**ITEM 10.3**                    **ALTERNATIVE RECYCLING PROCESSING TECHNOLOGIES FOR THE CITY**  
**(834)**                            **CLR. DOWNEY:/CLR. EISLER**

RESOLVED that

1. Council investigate:
  - a. possible plastic recycling technology as Council's commitment to exploring alternative recycling processing technologies for the city
  - b. becoming the first plastic neutral city in Australia, as part of the development of the Resourceful City Strategic Plan
2. Council write to the Federal and State Environment Ministers to support and fund new, local plastic recycling technologies in Sydney.

- CARRIED

**ITEM 10.4**                    **REZONING - PADSTOW PARADE, PADSTOW**  
**(835)**                            **CLR. TUNTEVSKI:/CLR. DOWNEY**

RESOLVED that Council be provided with an update report on the spot rezoning application for the site at 30 to 34 Padstow Parade and 10 Faraday Road in Padstow.

- CARRIED

**ITEM 10.5**                    **IBIS**  
**(836)**                            **CLR. MADIRAZZA:/CLR. ZAMAN**

RESOLVED that Council write to the State Government requesting they develop a metropolitan wide response to the management of Ibis in the urban environment, including reducing government restrictions, to assist Council and the community undertaking control.

- CARRIED

**CANTERBURY BANKSTOWN**  
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**ITEM 10.6**                      **MACEDONIAN FOOTBALL CUP**

**(837)**                              **CLR. TUNTEVSKI:/CLR. EL-HAYEK**

RESOLVED that Council writes to the organisers of the Macedonian Football Cup (Maso Cup) and Bankstown Lions FC, congratulating them on bringing it to Bankstown in 2020 and bringing a welcome boost to our local economy.

- CARRIED

**ITEM 10.7**                      **WATER RESTRICTIONS**

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

RESOLVED that Council utilise its social media channels to promote the introduction of Level 2 Water Restrictions.

- CARRIED

**ITEM 10.8**                      **SKIN CANCER**

**(839)**                              **CLR. ZAKHIA:/CLR. EL-HAYEK**

RESOLVED that Council raises awareness of the harmful effects of the sun, especially with its ethnic community, through its various established communication channels.

- CARRIED

**SECTION 11:**                      **CONFIDENTIAL SESSION**

**(840)**                              **CLR. ISHAC:/CLR. DOWNEY**

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 and 11.3 in confidential session for the reasons indicated:

**CANTERBURY BANKSTOWN**  
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Item 11.1 T 2019-01 SSROC Soil and Turf Tender

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

Item 11.2 T17-20 Kelso Park South Playing Surface Upgrade

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

Item 11.3 EOI 03-19 22 Homelea Avenue, Panania (former Revesby Workers Bowling Club)

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

- CARRIED

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 7.49 PM AND  
REVERTED BACK TO OPEN COUNCIL AT 7.52 PM.**

CLR WAUD TEMPORARILY RETIRED FROM THE MEETING AT 7.49 PM.

**ITEM 11.1  
(841)**

**T 2019-01 SSROC SOIL AND TURF TENDER**

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

RESOLVED that

1. In accordance with clause 178 (1) (b) of the *Local Government (General) Regulation 2005*, Council declines to accept any of the tenders received for the proposed tender.
2. In accordance with clause 178(3)(b) of the *Local Government (General) Regulation 2005*, Council invites, pursuant to clause 167, fresh tenders on a revised scope of works.
3. Council notifies SSROC in writing of its decision.

- CARRIED



**CANTERBURY BANKSTOWN**  
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**ITEM 11.2**  
**(842)**

**T17-20 KELSO PARK SOUTH PLAYING SURFACE UPGRADE**  
**CLR. MADIRAZZA:/CLR. ISHAC**

RESOLVED that

1. In accordance with clause 178 (1) (b) of the Local Government (General) Regulation 2005, Council declines to accept any of the tenders received for T17-20 Kelso Park South playing field upgrade.
2. In accordance with clause 178 (3) (a) of the Local Government (General) Regulation 2005 Council postpone the proposed contract and call for fresh tenders in early 2020 to ensure the project can be completed by the start of the 2021 winter season.
3. All tenderers be advised that they have been unsuccessful and Council will retender the contract in early 2020.

- CARRIED

CLR WAUD RETURNED TO THE MEETING AT 7.51 PM.

**ITEM 11.3**

**EOI 03-19 22 HOMELEA AVENUE, PANANIA (FORMER REVESBY WORKERS BOWLING CLUB)**

IN RESPECT OF ITEM 11.3 - EOI 03-19 22 HOMELEA AVENUE, PANANIA (FORMER REVESBY WORKERS BOWLING CLUB), CLR SALEH DECLARED A NON PECUNIARY SIGNIFICANT CONFLICT DUE TO HER EMPLOYMENT AND VACATED THE CHAMBER TAKING NO PART IN DEBATE.

IN RESPECT OF ITEM 11.3 - EOI 03-19 22 HOMELEA AVENUE, PANANIA (FORMER REVESBY WORKERS BOWLING CLUB), CLR EL-HAYEK DECLARED A NON PECUNIARY SIGNIFICANT CONFLICT DUE TO HIS WORKING RELATIONSHIP WITH ONE OF THE TENDERERS AND VACATED THE CHAMBER TAKING NO PART IN DEBATE.

CLRS SALEH AND EL-HAYEK TEMPORARILY RETIRED FROM THE MEETING AT 7.50 PM.

**(843)**

**CLR. ZAKHIA:/CLR. ZAMAN**

RESOLVED that

1. In accordance with clause 168(4)(b) of the *Local Government (General) Regulation 2005*, Council declines to invite tenders from any of the applicants.

**CANTERBURY BANKSTOWN**  
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2. Council proceed with the demolition of the former bowling club building and investigate future open space and sporting enhancements to support the adjacent sporting complex and facilities.
3. Council notifies the unsuccessful organisations in writing and thank them for their submission.

- CARRIED

CLRS SALEH AND EL-HAYEK RETURNED TO THE MEETING AT 7.52 PM.

**THE MEETING CLOSED AT 7.53 PM**

Minutes confirmed 25 FEBRUARY 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	Vale Doug Shedden and Alex Fulcher MBE OAM	25
4.2	Campsie-Burwood Transport Link	27
4.3	Bushfire Relief Initiative - Go Spend Send	29
4.4	Farewelling Fr Apostolos Trifyllis	31
4.5	Local Community Based Donations	33





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## Mayoral Minutes - 25 February 2020

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### **ITEM 4.1                   Vale Doug Shedden and Alex Fulcher MBE OAM**

Earlier this year, the City of Canterbury Bankstown was saddened by the passing of two local icons, Doug Shedden and Alex Fulcher MBE OAM.

Doug Shedden had a history of active community service. He was first elected to Bankstown Council in 1977, serving continuously until 1987. He held the position of Deputy Mayor from 1980 to 1983. Following his time on Council, Doug went on to serve a number of terms in the State Parliament as the Member for Bankstown, from 1987 to 1999.

After his retirement from politics, Doug continued his service to our community as a Director of Bankstown Sports Club from 2000-2014.

We also knew Doug as a long-time and faithful supporter of the Australian Labor Party. He was President of the Greenacre Branch for 20 years and held executive positions at both the State and Federal level.

Doug was part of a number of great initiatives within Bankstown and worked towards making the area a better place. One of his main achievements was the rebuilding of the Bankstown-Lidcombe Hospital in 1988. He was also patron of several organisations and active on the Bankstown Hospital Board, Bankstown City Aged Care and Bankstown Sports Bowling Club.

In his decades of local leadership, Doug made a lasting impact on our community and we are forever grateful for his hard work and commitment to the area. His gentle nature, selflessness and tireless dedication will never be forgotten.

His memory will live on, particularly in Greenacre where the Doug Shedden Room is located in the Greenacre Citizens' Centre.

Alex Fulcher was well known both in our community and in the cycling fraternity for his significant service to Australian cycling.

He began his cycling career as a 15-year-old in 1949 with the League of Wheelman in Sydney, Alex won both the NSW U16 Track Championship in his first year of racing.

He was a manager and coach for the Australian and NSW road and track cycling teams and held team roles at the Edinburgh 1978 and Brisbane 1982 Commonwealth Games and the Los Angeles 1984 Olympic Games. Alex was also actively involved in the sport as a selector, Cycling NSW President and Cycling Australia Vice President.

In recognition of his service to cycling, Alex was awarded both a Member of the British Empire (MBE) and the Medal of the Order of Australia (OAM), along with numerous citations from the NSW Olympic Council, Cycling NSW, Cycling Australia and Commonwealth Games NSW.

Alex had established his own car and caravan dealerships and one of Sydney's largest bicycle shops in Chipping Norton. It was this business acumen that he brought to the role of Director of Bankstown Sports Club, a position he held for 14 years from 2006.

Alex's knowledge and love of the sport of cycling shone through in the lead up to the 2000 Sydney Olympics when our city played host to the track cycling events at the Dunc Grey Velodrome.

On behalf of Council and the broader community, I extend my sympathies to Doug and Alex's families at this sad time.

I move that we stand and pause for a minute silence tonight as a mark of respect as we remember the life of Doug Shedden and Alex Fulcher and acknowledge their significant contribution to our community.

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## Mayoral Minutes - 25 February 2020

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### ITEM 4.2                      Campsie-Burwood Transport Link

As a community, we continue to grow and see our population increase. We've recently adopted our Local Strategic Planning Statement and tonight will be considering the various supporting strategies, all focusing on the future. Through that exercise, it has become absolutely clear that there is a need to provide additional and responsive public transport options to service our communities.

From getting to work, school, sport or simply doing the groceries, an efficient, reliable and safe public transport system is vital to a prosperous, safe and healthy community.

Our pressing need is to strengthen our north-south connectivity. While some corridors, such as the Kogarah to Parramatta, are long term and significant, we must take ownership of planning for and creating links and one such link is the connection between Campsie and Burwood.

Burwood Council have shown a keen interest in strengthening this Campsie-Burwood link and together we can plan for and be proactive in approaching the future.

I am aware of a number of potential solutions, such as autonomous buses or trackless trams that do not involve the significant expense and disruption incurred by more traditional means such as light rail or metro services. However, to achieve the best outcome for our community, first we need to examine the problem and constraints that exist and then assess each technology and how it might support our community's transport needs.

To do this, I propose that we support Burwood Council in undertaking a feasibility study, an important step in identifying opportunities and ultimately gaining support from the NSW Government which would need to approve any pilot venture.

Accordingly, I move that Council contribute up to \$15,000 to a joint feasibility study, to be funded from Council's Transport Network Program, OP REF 4.1.1.



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## Mayoral Minutes - 25 February 2020

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### **ITEM 4.3                      Bushfire Relief Initiative - Go Spend Send**

I am committed to continuing our support to help rebuild communities that have been impacted by the NSW fires this season. It is for that reason tonight I launch Go Spend Send, a Canterbury-Bankstown Bushfire Relief Initiative.

The bushfires across NSW have brought so much devastation, including the loss of lives, homes, businesses, wildlife and natural bushland.

Our immediate response was to assist with funding and resources. We cancelled the Australia Day Event fireworks and redirected the \$10,000 that we planned to spend on the fireworks to the Red Cross Bushfire relief fund. During this time, we also collected a gold coin donation at events and community facilities. I also offered full support to the impacted communities through the Local Government Bushfire Recovery Support Group, an initiative to coordinate resources for impacted councils such as staffing and equipment. Currently, we have a number of staff assisting other councils in the big task of rebuilding their communities.

The recent rain events have extinguished many of the fires, however many businesses in and around the fire affected towns, have been, and will continue to be economically impacted for many months to come. This significantly restricts the ability of communities and towns to rebuild.

As a region we can help play a lead role in helping NSW communities to rebuild, because not only are we the largest local government area in NSW by population, but we are also known for our generosity.

To lead the charge, I am launching Go Spend Send, which shows the country that CBCity Cares.

Go Spend Send is an initiative that encourages the Canterbury-Bankstown community to GO to fire impacted areas, for a day, weekend or week and SPEND money and time. This initiative is underpinned by a competition, because everyone that SENDS a photo of their stay during the six month period, has a chance to win a holiday that will also be supporting fire affected areas.

There will be six chances to win a prize, each worth up to \$1,200, all funded from the Australia Day Pool Party event entry fee. All the details on this exciting initiative and competition will be on our website.

I will kick this off this a weekend, when I GO away with my family to the Shoalhaven region. I will SPEND money, by staying overnight, eating at local restaurants & cafes, and visiting shops and markets. I will SEND photos so others can get involved.

I will also be calling on local businesses to hold or move their meetings, workshops and training days, where possible, to the areas impacted by fires.

I encourage everyone to Go Spend Send over the next six months and beyond. From a day trip with your family and friends to hosting your business meeting or events in the areas.

Rebuilding communities, starts with supporting local businesses. Together we can show Australia, that CB City Cares.

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## Mayoral Minutes - 25 February 2020

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### ITEM 4.4                      Farewelling Fr Apostolos Trifyllis

At the end of this month, Father Apostolos Trifyllis will be concluding his service to the Belmore Greek Orthodox Parish and wider community, in order to serve the Greek Orthodox Archdiocese of Thyateira and Great Britain.

Father Apostolos has served the Belmore Greek Orthodox Parish since 2015, having been ordained Priest and elevated to the rank of Archimandrite in 2012.

His contribution has not been one confined to the Greek Orthodox Community of Belmore; it has been far reaching, and can be characterised as one of support, compassion and a deep love for his community.

In his service to the community, he has:

- Organised many fundraisers for national and international natural disasters – particularly in the recent bushfires where he coordinated with local community to send vital supplies to bushfire affected areas;
- Worked with local stakeholders such as Campsie Police Area Command, Riverwood Community Centre and Greater Western Sydney Giants to run the annual Christmas toy drives for sick children at Canterbury Hospital;
- Mentoring and guiding parishioners of all ages from Belmore and surrounding areas;
- Supported and mentored local youth groups such as Belmore Youth Community and Community of Belmore Youth Society;
- Grown church services and performed countless christenings, Name Day celebrations, home and office blessings;
- Guided community members during overseas pilgrimages;
- Participated, on behalf of the local Greek and Orthodox communities, at ANZAC Day and Remembrance Day services;
- Mentorship of youth through the Central Youth Committee of NSW;
- Supported local aged community and organising forums on key topic like dementia;
- Connected with local representatives from all levels of Government and discussing community needs; and
- Participated in advocating for interfaith dialogue.

In recognition of Father Apostolos' service to our community at his farewell on 23 February, Council presented him with a small symbol of our gratitude. I would now like to pass on my own thanks and appreciation to Father Apostolos and wish him every luck in his future endeavours in the UK.





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## Mayoral Minutes - 25 February 2020

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### **ITEM 4.5                      Local Community Based Donations**

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

#### **Food Angel**

The Good Samaritan Aid Society (GSAS) are an Australian registered non-for-profit who, through one of their programs "Food Angel" (and in partnership with Foodbank NSW) provide weekly food hampers to people in the local community. Food Angel is the only program of its kind between Liverpool and Bankstown.

The program runs weekly (every Saturday between 10am – 12pm) with a team of dedicated Volunteers. Hampers are provided at a low cost of \$30 typically containing \$100 worth of groceries. GSAS welcome any support, including donations, financial or products.

Accordingly, I recommend that Council support the Food Angel to fund 10 Hampers through a \$300 donation.

#### **SES Park Request - Monash Reserve, East Hills**

The State Emergency Service is a volunteer combat agency responsible for storms, floods and tsunamis.

On 15 December 2019, the SES held a flood rescue professional development workshop for approximately 45 of their flood rescue technicians. The day involved the development of a range of skills that flood rescue operators can expect to face in the field.

The SES has requested consideration be made of waiving their fees relating to the event and in response I propose Council waive their full fee of \$202.

#### **Parkrun**

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

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

Parkrun have requested that fees associated with the use of the two reserves be considered for waiving and an additional waiver for a Christmas Day event. I support the waiver of fees up until June 2020 and the Christmas Day event. They will be directed to the Council's Community Events and Sponsorship Program. The amount requested equates to \$2,925 for both reserves.

**Zonta Club of Sydney West**

Zonta has, as its main focus the empowering of women through service and advocacy. To this end, Zonta provide awards in 11 high schools in the Canterbury Bankstown Area with the 'Young Men Standing Strong Against Domestic Violence' Award. This Award involves a small monetary award and the opportunity to attend our International Women's Day Breakfast where there are always challenging speakers. Awardees also receive their Award at this Breakfast which usually attracts about 250 guests.

Zonta are seeking a sole Sponsor for this Award of \$2,000 which I support.

**Pink Stump Day**

In its third year, the Pink Stumps Day T2020 will be held again at Bankstown Memorial Oval. The weekend's events raises funds for the McGrath Foundation, a well-known charity whose purpose is to raise funds in aid of breast cancer support and research.

This year, the event organisers have requested that the hire fees for the Oval be waived, amounting to \$2,785.20, which I support.

**RECOMMENDATION**

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

## **5 PLANNING MATTERS**

The following items are submitted for consideration -

- |     |   |    |
|-----|---|----|
| 5.1 | Employment Lands, Housing and Affordable Housing Strategies   | 37 |
| 5.2 | Canterbury Bankstown Consolidated Local Environmental Plan  | 55 |
| 5.3 | Report on Council's Performance in the Assessment of Development Applications, Clause 4.6 Variations Approved in the Second Quarter of the 2019/20 Financial Year, and Planning Related Legal Appeals | 73 |



**ITEM 5.1**                      **Employment Lands, Housing and Affordable Housing Strategies**

**AUTHOR**                      **Planning**

### **PURPOSE AND BACKGROUND**

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This report seeks Council's endorsement to exhibit the Draft Canterbury Bankstown Employment Lands Strategy, Housing Strategy and Affordable Housing Strategy.

The draft strategies form part of the City of Canterbury Bankstown's land use planning framework, which includes its draft local strategic planning statement, *Connective City 2036*, local environmental plan, development control plan, contributions plan and community participation plan.

The Draft Housing and Employment Lands Strategies will guide Council in planning the places in which we live and work. This will ensure our growth and change is properly planned to meet the needs of our current and future community and strengthens the competitiveness of our economy. The Draft Affordable Housing Strategy builds on the Draft Housing Strategy and establishes the mechanisms for the provision of affordable housing by Council in Canterbury Bankstown to assist in meeting the needs of housing for key workers and low income households.

Canterbury Bankstown is expected to grow to a city of 500,000 people and 155,000 jobs by 2036. These two strategies are important in ensuring Canterbury Bankstown remains an attractive and affordable city to live, work and invest in.

### **ISSUE**

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This report presents the Draft Canterbury Bankstown Employment Lands Strategy, Draft Housing Strategy and Draft Affordable Housing Strategy to Council for endorsement to exhibit for 28 days. Following exhibition, a report will be provided to Council on the outcomes of the exhibition period.

### **RECOMMENDATION** That -

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1. Council endorse the Draft Canterbury Bankstown Housing Strategy (Attachment A) for public exhibition for 28 days.
2. Council refer the Draft Canterbury Bankstown Housing Strategy to the Department of Planning, Industry and Environment for endorsement during the exhibition period.
3. Council endorse the Draft Canterbury Bankstown Employment Lands Strategy (Attachment B) for public exhibition for 28 days.

4. Council endorse the Draft Canterbury Bankstown Affordable Housing Strategy (Attachment C) for public exhibition for 28 days.
5. Council endorse the Draft Planning Agreement Policy amendments to reflect the draft Affordable Housing Strategy (Attachment E).
6. The Draft Strategies be amended as required to respond to matters arising from the Gateway Determination for the draft Canterbury Bankstown Local Environmental Plan, or to address feedback from the NSW Department of Planning, Industry and Environment.
7. A further report be submitted to Council following the exhibition period.

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

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- A. Draft Canterbury Bankstown Housing Strategy
- B. Draft Canterbury Bankstown Employment Lands Strategy
- C. Draft Canterbury Bankstown Affordable Housing Strategy
- D. Draft Canterbury Bankstown Affordable Housing Strategy Background Report
- E. Draft Planning Agreement Policy Amendments

## **POLICY IMPACT**

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The draft strategies will become policies of Council if adopted following exhibition. These documents have informed the priorities and actions of the draft local strategic planning statement and will guide planning and development decisions across the city.

The Department of Planning, Industry and Environment will consider the draft Housing Strategy for endorsement concurrently while on exhibition.

The draft Affordable Housing Strategy is a direct response to an action of Council's local strategic planning statement, *Connective City 2036*. Council's draft local strategic planning statement requires the preparation and exhibition of an affordable housing strategy. It also assists in realising the objectives and priorities of our community strategic plan, *CBCity 2028* and the State Government's Sydney Region Plan and South District Plan.

Should the draft Affordable Housing Strategy be adopted post-exhibition, a planning proposal will be required to amend Council's local environmental plan to introduce an Affordable Housing Scheme. Amendments will also be required to Council's Planning Agreement Policy to require the contribution to, or dedication of, affordable housing where planning proposals are seeking uplift in residential densities. This however will be the subject of a separate report to Council.

## **FINANCIAL IMPACT**

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

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

## **COMMUNITY IMPACT**

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The draft Housing Strategy will guide Council's planning decisions with respect to the development of housing across the City. It provides certainty for the existing community, whilst meeting the growth needs to accommodate our future community. It ensures that residential housing growth is concentrated in locations with good transport and amenity, consistent with *Connective City 2036*, establishes the need for affordable housing and seeks to maintain the low density character of Canterbury Bankstown's suburban areas.

The draft Employment Lands Strategy will guide Council's planning decisions with respect to growing local employment, focusing on the strategic centres of Bankstown and Campsie, whilst maintaining, protecting and enhancing employment in business and industrial zones across the City. In particular, the plan supports the growing industrial employment role of Chullora, and the emergence of a specialised aviation and technology precinct surrounding Bankstown Airport. The draft Employment Lands Strategy also notes the importance of freight and logistics to our local industry, particularly with respect to our connectedness to the national rail freight network. Our industrial zones will continue to allow for flexibility to accommodate changing economic trends, as manufacturing transitions to advanced manufacturing and new industries and more flexible work practices emerge. This strategy will ensure ongoing provision of a range of local employment opportunities to support our community and grow our economy.

Council's draft Affordable Housing Strategy will provide mechanisms to ensure Council can contribute to the supply of affordable housing across Canterbury Bankstown and ensure our city provides housing choice and options to meet the needs of a diverse community.

Our residents are finding it increasingly difficult to obtain housing close to the job that suits them best. The loss of workers in lower paid professions can cause labour shortages for localised services like childcare, aged care, health, tourism, hospitality and emergency services. This is resulting in a geographically divided local government area, with lower income households experiencing rental and mortgage stress being concentrated in some suburbs. Increasingly, these households will find staying in Canterbury Bankstown more unaffordable.

The plans will be exhibited in accordance with Council's Community Participation Plan, which requires a 28 day exhibition for policies and guidelines.



## DETAILED INFORMATION

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### Introduction

Canterbury Bankstown is the largest local government area in NSW (by population) with a population of over 380,000 (2019 estimate). Its proximity to services, amenities and key centres across Sydney make it a desirable place to live, work, study, invest and visit. The city also has a worker population of 115,000 people. By 2036, Canterbury Bankstown will grow to a city of 500,000 people and comprise 155,000 jobs. The Employment Lands, Housing and Affordable Housing Strategies will guide that growth and contribute to our city remaining prosperous, innovative, attractive and affordable.

The South District Plan requires all councils to prepare a local housing strategy to guide the quantity, location and types of future housing in their local government areas. The South District Plan also requires Council to plan for the protection, enhancement and growth of employment lands, being business and industrial zoned lands in their local government areas. An Employment Lands Strategy has been developed to achieve this. These strategies support the local strategic planning statement, will guide Council's planning decisions and inform future place-based master planning across the city. They will also guide the distribution of housing and jobs across the city to ensure it remains attractive, accessible and desirable for our current and future population and business investment.

The draft strategies describe how Canterbury Bankstown will meet the South District liveability and productivity priorities with respect to housing and jobs and provide a detailed evidence base for Council's land use planning framework.

The draft Canterbury Bankstown Affordable Housing Strategy is a response to a housing priority of *Connective City 2036* to "provide affordable housing typologies, especially for very low, low and moderate income households." This priority is supported by an action to prepare and exhibit an affordable housing strategy. The draft Affordable Housing Strategy is supported by a detailed background report (Attachment D).

Housing and jobs growth will be guided by the city's centres hierarchy. The city's strategic centres of Bankstown and Campsie will accommodate the largest proportion of jobs and housing growth. Larger centres (local and village centres) will favour more housing and activity as they evolve into more vibrant and well designed urban places. Growth in these centres will be supported by infrastructure, services, affordable housing and amenity improvements. Smaller centres will continue to service local and neighbourhood catchments and provide services for walkable catchments. The centres hierarchy is set out below:

Centre type	Centres	Additional housing (2036)	Additional jobs (2036)
City Centre	Bankstown	12,500	13,000
Town Centre	Campsie	5,600	+2,700
Local Centre	Canterbury, Belmore, Lakemba, Padstow, Revesby, Chester Hill, Earlwood, Greenacre, Yagoona	10,150	Minimal change - local services

Centre type	Centres	Additional housing (2036)	Additional jobs (2036)
Village Centre	Punchbowl, Wiley Park, Canterbury Road-Hurlstone Park, Canterbury Road-Campsie, Canterbury Road-Belmore, Canterbury Road-Lakemba, Canterbury Road-Punchbowl, Narwee, Clemton Park, Roselands, Yagoona-Hume Highway/Rookwood Road, Chullora	9,100	Minimal change - local services
Small Village Centre	Bass Hill, Regents Park, Georges Hall, Condell Park, Hurlstone Park, Birrong, East Hills, Belfield, Croydon Park, Sefton, Panania	2,550	Minimal change - local services

### Draft Employment Lands Strategy

The draft Employment Lands Strategy seeks to provide land use planning guidance to support the city's economic growth and ensure it leverages off the significant change and investment occurring in Canterbury Bankstown.

Significant investment and planning in Canterbury Bankstown is underway or planned for by the NSW Government and other institutions, including:

- The Sydenham to Bankstown Metro Line (expected delivery by 2024)
- Metro Extensions to Liverpool and Parramatta (NSW Future Transport Strategy)
- Identification of Bankstown as a Health, Academic, Research and Training Precinct anchored by a university, hospital and TAFE
- Bankstown Collaboration Area, which brings together State agencies and Council for joint planning and alignment on the future vision for Bankstown
- The relocation of Western Sydney University from Milperra into a vertical City Centre Campus which will also include offerings by the University of Technology, Sydney
- A \$1.3 billion commitment that will potentially see the development of a new Bankstown-Lidcombe Hospital

As of 2017/18, Canterbury Bankstown had a gross regional product (economic output) of \$14.48 billion and accommodated 118,000 jobs. Currently, there are approximately 38,000 local businesses, the second highest number for a Council area in NSW. The largest employment industries in Canterbury Bankstown are health care and social assistance, retail, construction and manufacturing. Global shifts and trends require the city to grow its share of knowledge intensive jobs, particularly focused on health and education, as well as population serving jobs such as retail, logistics and freight. Employment in manufacturing is expected to decline, however lands around Bankstown Airport-Milperra will remain important manufacturing hubs and transition toward advanced manufacturing.

Current employment lands

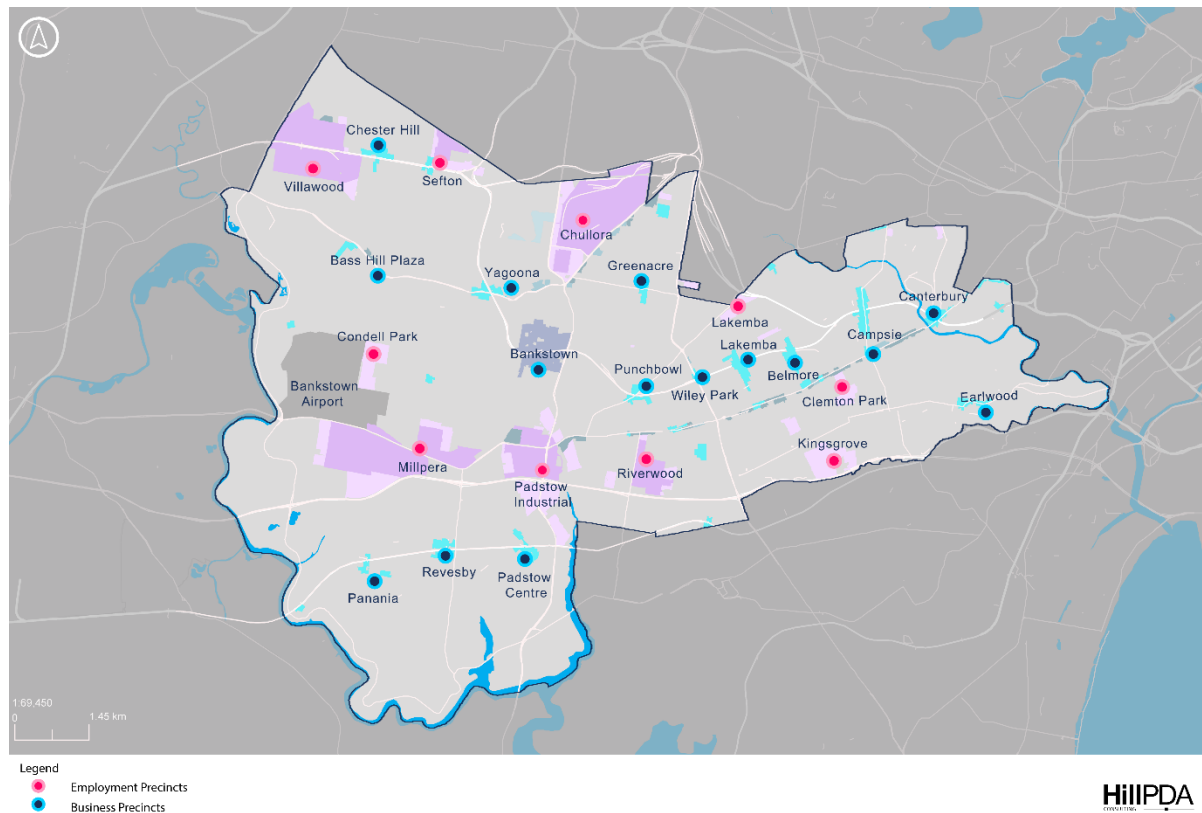
Employment lands in Canterbury Bankstown are distributed across the city and comprise a mix of centre-based business zones and industrial lands dispersed throughout the city. Bankstown and Campsie are the largest commercial areas, both being identified as Strategic Centres by the Greater Sydney Commission.

Bankstown is the largest business centre, with an estimated 12,000 jobs at present. It is anchored by a large-scale retail centre, civic and commercial uses and entertainment. Campsie is the second largest commercial centre with approximately 4,800 jobs. Both centres are anticipated for significant jobs growth to 2036. The city has a number of specialised industrial lands, the largest being focused around Bankstown Airport in Millperra and in Chullora. Smaller industrial lands are dispersed across the city, including Villawood, Sefton, Padstow and Kingsgrove.

The following land use zones under the Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012 are considered ‘employment lands’:

Business precincts	Employment precincts
B1 Neighbourhood Centre	IN1 General Industrial
B2 Local Centre	IN2 Light Industrial
B4 Mixed Use	B5 Business Development
	B6 Enterprise Corridor
	B7 Business Park

These precincts are illustrated below:



## Employment precincts

The draft local strategic planning statement seeks to provide for a range of employment types across Canterbury Bankstown to ensure economic resilience and enhance local employment opportunities for our community. Council, in adopting the draft local strategic planning statement and the *Bankstown CBD and Bankstown Airport Place Strategy* has adopted a high employment growth target which aims to increase job numbers by 40 percent by 2036. It is considered that the significant transport, health, education, aviation, private and institutional investment in the local area will support the achievement of this upper jobs target.

*Forecast future employment, Canterbury Bankstown LGA*

<b>Employment scenario</b>	<b>2016</b>	<b>2026</b>	<b>2036</b>	<b>Net change</b>	<b>% increase</b>
Total jobs in Canterbury Bankstown	111,034	142,023	155,248	44,215	40%

## Strategic centres – Bankstown and Campsie

The South District Plan has established a jobs estimate for Bankstown of 17,000-25,000, and Campsie of 7,000-7,500. Through the draft local strategic planning statement and *Bankstown CBD and Bankstown Airport Place Strategy*, Council and the Greater Sydney Commission (for Bankstown) have adopted the upper jobs target of 25,000 and 7,500 for Bankstown and Campsie respectively. This will require master planning to ensure development in these centres provides sufficient capacity to accommodate substantial jobs growth and ensure achieving these estimates are not precluded by residential development. Master planning for these centres will investigate opportunities for a commercial core, ensuring no loss of existing commercial floor space or incentivising employment generating floor space.

Bankstown will grow into a health, academic, research and training precinct, anchored by the forthcoming investment in a new Western Sydney University City Centre campus and investment into a new Bankstown-Lidcombe Hospital as well as the existing TAFE. These potential anchors will help drive further employment growth in research, private and allied health, tertiary education, visitor accommodation and other allied uses.

## Bankstown Airport-Milperra precinct

Bankstown Airport operates on a 24/7 basis and serves as a flying base for emergency services, major flying schools and small to medium-size air freight, aircraft maintenance, charter and private business flights. Home to more than 160 businesses, Bankstown Airport plays an important role as a major commercial centre within the Canterbury Bankstown region.

Bankstown Airport currently provides direct employment for more than 3,000 people, making this one of the key employers in the LGA. In addition, the airport also underpins significant employment in the neighbouring employment lands. Airport operations contribute almost \$1 billion annually and over 6,000 jobs to the NSW economy, of which \$697 million and nearly 4,500 jobs flows to the local Canterbury-Bankstown economy. Surrounding employment lands in Milperra and Condell Park also provide thousands of jobs within this precinct.

By 2024, on-site employment at the airport is expected to increase by more than 1,700 jobs. Current proposals include the following:

- The consolidation of existing NSW Police Force Aviation Support Branch (NSW Police Air Wing) operations into a new purpose-built integrated facility in the north-western portion of the Airport (within the Aviation Zone).
- Development of an employment precinct within the south-western part of the Airport (within the Commercial Zone) to operate as a major industrial, logistics and innovation precinct, with retail gateways. It includes a light industrial development of up to 40,000 square metres (gross leasable floor area).

As identified in the draft local strategic planning statement and *Bankstown CBD and Bankstown Airport Place Strategy* Bankstown Airport and the surrounding employment area in Milperra will continue to play an important, specialised aviation, manufacturing, transport and logistics employment role for Greater Sydney.

### Local centres

One of the strengths of Canterbury Bankstown is its large number of commercial centres that are distributed throughout the City, servicing the day to day needs of the local population. The level of growth in these centres will correlate with their role in the centres hierarchy. Growth will be driven by new housing and a variety of built forms to provide diverse employment opportunities, as well as increased amenity through quality design to ensure the centres are vibrant and attractive places for work and investment.

### Industrial lands

Canterbury Bankstown LGA has over 960 hectares of zoned employment lands in employment precincts. Within the employment precincts there is around 4,832,000 square metres of employment floor space. The strategy adopts the 'retain and manage' approach to managing industrial lands required under the South District Plan. The industry with the largest floor space is manufacturing. The largest industrial lands precincts in the city are Milperra (24.8 per cent of the city's industrial lands) followed by Padstow (16.3 per cent), Chullora (15.2 per cent) and Villawood (12.9 per cent).

Although it is anticipated that demand to 2036 could require up to 500,000 square metres of additional floor space above the current 4.8 million square metres, high level analysis shows there is significant capacity within the existing employment lands to accommodate the anticipated growth. In this regard, there is no need for additional areas to be identified for employment uses across the city at this time.

It is noted that some precincts consist of isolated industrial land parcels surrounded by residential development. Given the significant capacity for growth within other employment lands, these isolated precincts in Ashbury (subject to current planning proposal), Regents Park and Croydon Park (subject to current planning proposal), may be considered in the future for development that is more sympathetic to the adjacent residential uses. No change is proposed as part of this strategy, however the use of these sites may be reviewed into the future.

## **Draft Housing Strategy**

Canterbury Bankstown's suburbs, centres and neighbourhoods offer a broad range of housing options and opportunities. From traditional low rise suburbs to contemporary urban living in a growing City Centre, Canterbury Bankstown is well positioned to provide a range of housing opportunities into the future. Canterbury Bankstown's suburbs and neighbourhoods are a foundation for the city's identity and character. Protecting this character while balancing the need for growth is an important challenge. Council needs to plan for new dwellings across a range of housing types, locations and price points to meet the needs of families, couples, older people and those with special housing needs.

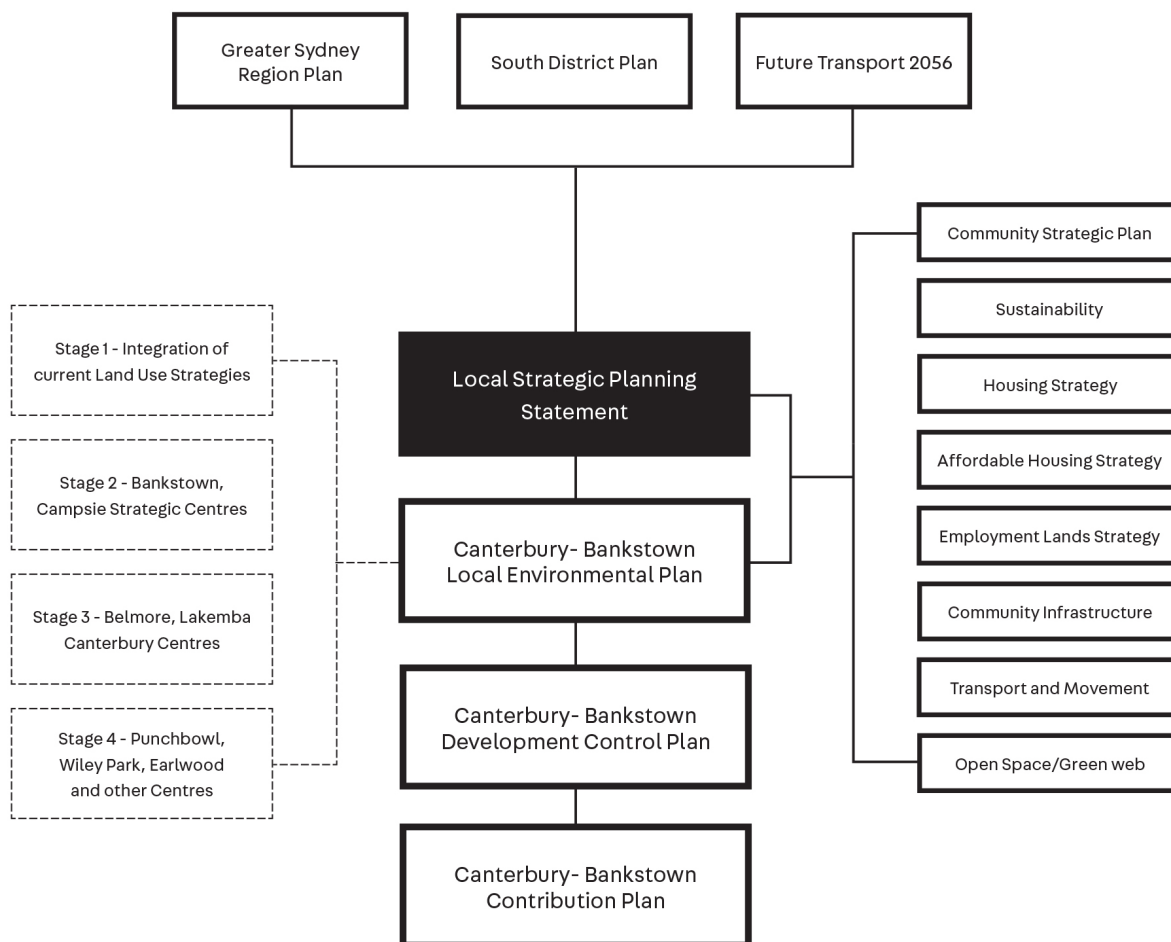
Over the next 20 years current population trends are likely to be influenced by new infrastructure transformations and changing housing needs. Some of these transformations will bring faster transport connections through-out the Greater Sydney region. Other transformations will see changes to the types of jobs available, emerging industries and services and access opportunities to improved cultural, community and natural facilities and assets. The types of housing needed will become more diverse.

### Housing delivery

The Greater Sydney Commission's South District Plan requires Council to prepare a local housing strategy (Action 16) and sets a target for Canterbury-Bankstown to deliver an additional 13,250 between 2016 and 2021. The Plan suggests the City should deliver an additional 58,450 dwellings by 2036. Research on existing capacity across the LGA for new housing, as well as analysis on current trends in housing take up, suggest there is demand for at least 39,500 new dwellings across the City to 2036. However, to effectively build in flexibility for market fluctuations and to ensure that we plan for expected growth and not for just a minimum expectation, Council is planning for approximately 50,000 new dwellings to be built by 2036. The focus will be on distributing 80 percent of growth in centres, particularly those with good transport connectivity and high amenity, and 20 percent in suburban areas, largely through low density, in-fill development.

It is anticipated the place-based planning in each centre will more appropriately provide and distribute the housing. It is also important that housing growth in strategic centres and some local centres is carefully balanced with the need to provide for employment growth.

The staging of place-based master planning for each centre is set out in the diagram overleaf.



### Housing growth and mix

Canterbury-Bankstown has experienced a population growth of 45,850 people over the past 10 years (compounded increase of +7.36% each five years). Compared to Greater Sydney and the South District this represents a moderate growth rate. The population increase was noticeably greater between 2011-2016 than it was between 2006-2011. By 2036, the population is expected to reach close to 500,000.

The structure of dwellings across the Canterbury Bankstown LGA was similar to that of Greater Sydney. Of occupied private dwellings in Canterbury Bankstown, 57.1% were separate houses (56.9% in Greater Sydney), 16.1% were semi-detached (14.0% in Greater Sydney), and 25.9% were flats or apartments (28.1% in Greater Sydney). The strategy seeks to focus growth around centres in medium and higher density housing forms, whilst protecting the low density character of suburban areas, which are largely comprised of separate houses and semi-detached dwellings.

### Strategic Directions

The draft housing strategy establishes the following strategic directions for housing in Canterbury Bankstown:

1. Deliver 50,000 new dwellings by 2036 subject to the NSW Government providing upfront infrastructure support.
2. Stage the delivery of new dwellings to address complex renewal issues affecting Canterbury Bankstown.

3. Focus at least 80% of new dwellings within walking distance of centres and places of high amenity.
4. Ensure new housing in centres and suburban areas are compatible with the local character.
5. Provide a choice of housing types, sizes, tenures and prices, to suite each stage of life.
6. Design quality housing to maximise liveability and provide positive built form outcomes.
7. Align the R2 Low Density and R3 Medium Density zones in the former Canterbury Local Government Area.
8. Urgently review dual occupancies in the suburban neighbourhoods.

### Housing affordability

Housing prices in Canterbury-Bankstown, like the rest of Greater Sydney, have been increasing. Between 2006 and 2016, the median mortgage in the LGA increased by \$4,500 (23%) and the median rent increased by \$9,360 (90%) per annum. The proportion of income that households are paying for housing varies significantly across the local government area. The median household income in Canterbury-Bankstown varied from \$52,624 per annum in Lakemba to \$92,352 per annum in Canterbury-Ashbury. In Lakemba the median rent was 35% of a household's median income yet in Chullora it was 28%. In 2016, 9.7% of households were experiencing mortgage stress.

Consequently, the need for affordable housing options has been considered as part of this strategy. A draft Affordable Housing Strategy has been prepared and informed by the findings of the draft Housing Strategy.

### Where will housing growth be focused?

The aim of the Housing Strategy and Council's planning framework is to focus housing growth in centres where established services, facilities and infrastructure is available. As Council progressively prepares detailed master plans for each centre, it will test the capacity for housing growth, relative to each centres accessibility, amenity and servicing. Larger centres will favour more housing and activity to support their growth as vibrant urban places. Master planning will ensure this growth is supported by infrastructure, services and amenities.

### **Draft Affordable Housing Strategy**

The draft Strategy is underpinned by the following five principles:

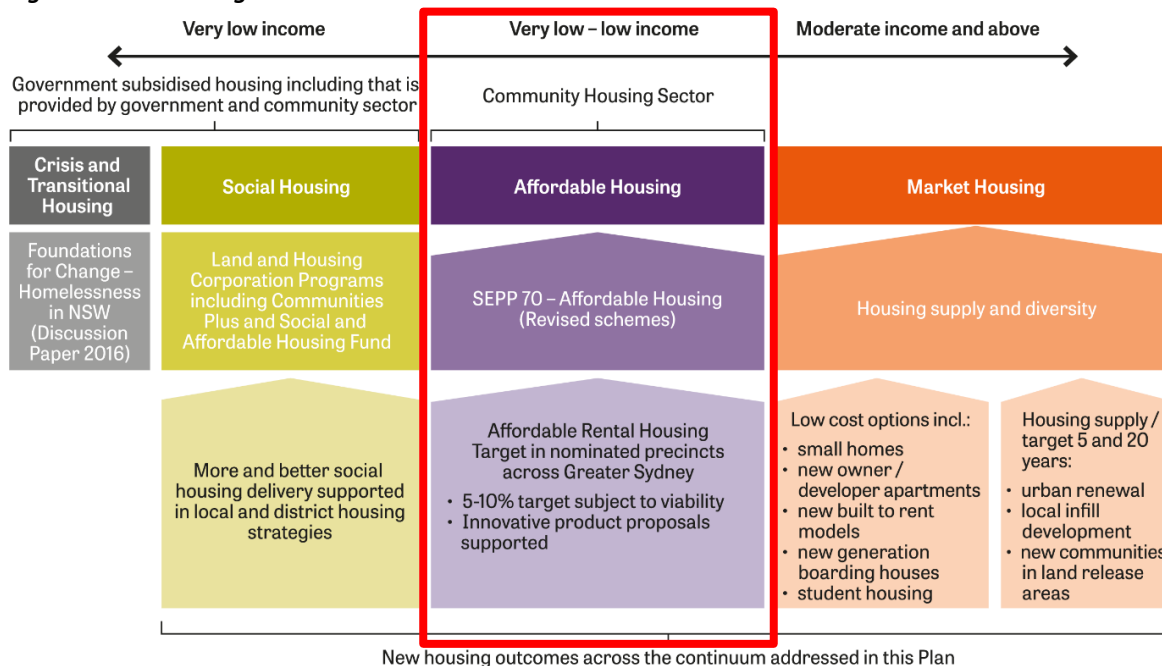
1. Increase the supply of affordable housing in Canterbury Bankstown
2. Locate affordable housing near established centres to allow residents better access to transport, jobs and services
3. Focus on alleviating housing stress for very low and low income households and key workers
4. Establish clear processes for the delivery and dedication of affordable housing dwellings
5. Establish an internal framework for the management of affordable housing dwellings.



## What is 'affordable housing'?

Affordable housing is one type of housing on the continuum of housing (illustrated below) targeted to very low, low and moderate income households as well as catering to the wide range of other household types such as key workers (teachers, nurses, childcare educators, emergency services personnel and the like). It provides a rental housing model to which rent is pegged to a proportion of household income or of market rents. Affordable housing is separate and distinct from public or social housing.

**Figure 1: The Housing Continuum**



Source: Greater Sydney Commission, A Metropolis of Three Cities, March 2018

Households on moderate, low or very low incomes, who spend more than 30 percent of their income on housing, are restricted in their ability to pay for essential items like food, clothing, transport and utilities and are said to be "at-risk." Affordable housing is targeted specifically to these income groups to assist these households to remain in the private housing market.

The table below provides an overview of household income groups and affordable rental benchmarks for each of the target groups.

**Table 1: Affordable housing income and cost benchmarks**

	<b>Very low-income household</b>	<b>Low-income household</b>	<b>Moderate-income household</b>
Income benchmark for income category	<50% of gross median household income for Greater Sydney	50% - 80% of gross median household income for Greater Sydney	80% - 120% of gross median household income for Greater Sydney
Income range	<\$926 per week	\$925 - \$1,482 per week	\$1,483 - \$2,225 per week

	<b>Very low-income household</b>	<b>Low-income household</b>	<b>Moderate-income household</b>
Affordable rental benchmarks	<\$278 per week	\$279 - \$445 per week	\$446 - \$667 per week

Source: Affordable Housing Strategy Background Report, Hill PDA

A majority of households in Canterbury Bankstown are either very low, low or moderate income households.

### The need for affordable housing in Canterbury Bankstown

The need for affordable housing is evident as Canterbury Bankstown has higher levels of housing stress compared to Greater Sydney, a high proportion of low income households, relatively unaffordable property and a need to protect housing for key workers. These key factors are outlined below:

- **Rental stress:** As of 2016, in Canterbury Bankstown there were 15,441 households that were renters experiencing rental stress, that is that their rental costs are more than 30% of household income. This represents 39.1 percent of renting households in the LGA (compared to 26.4 percent in Greater Sydney).
- **Mortgage stress:** As of 2016, in Canterbury Bankstown there were 5,707 households that had mortgages and were experiencing mortgage stress, that is that their mortgage repayments are more than 30% of household income. This represents 17.8 percent of households with a mortgage in the LGA (compared to 10.3 percent in Greater Sydney).
- **Lower income households:** Of all households in Canterbury Bankstown, 76 percent are very low, low or moderate income households.
- **Unaffordability of property:** For the majority of very low and low income households, entering the property market in Canterbury Bankstown, both in rental or purchase, will require those households to enter the market in a state of housing stress.
- **Key workers:** 25 percent of the working population in Canterbury Bankstown are 'key workers'. Key workers are those employed in essential services, such as nurses, paramedics, cleaners, teachers, childcare educators and the like. A lack of affordable housing makes these households vulnerable to being priced out of the local housing market, eroding the city's key worker employment base. Protecting housing for key workers is essential in ensuring the successful jobs growth of Bankstown and Campsie as important strategic centres. Our proximity to Central Sydney, Parramatta and other important strategic centres also makes protecting our key worker population essential for Greater Sydney.

Furthermore, potential for infrastructure investment through the development of a new hospital in Bankstown, a growing health sector in Campsie and Bankstown and a growing university and TAFE student population in Bankstown will place further demand on the need for affordable housing.

## Council's role in providing affordable housing

The ongoing loss of affordable housing stock through redevelopment and gentrification, combined with increasing housing costs, is leading to a significant undersupply of affordable accommodation in Greater Sydney, including Canterbury Bankstown. Local government can play a role in facilitating affordable housing delivery and promoting the provision/retention of affordable housing through strategic planning, the regulation of housing supply and choice, infrastructure planning and pricing policies, rate setting and community service delivery.

An objective of the *Environmental Planning and Assessment Act 1979* is the “maintenance and provision of affordable housing”. This objective requires local government to preserve and create more affordable housing. The Greater Sydney Commission's Greater Sydney Region Plan and the supporting South District Plan establish a 5-10 percent affordable housing target on new residential floor space, subject to research and feasibility testing.

Council's community strategic plan, *CBCity 2028* and its Draft local strategic planning statement, *Connective City 2036*, seek to provide for 15 percent of new residential floor space as affordable housing in growth precincts, subject to feasibility testing. It is proposed that as Council undertakes master planning for each centre, feasibility testing of up to 15 percent would be undertaken for these precincts.

The Draft Strategy responds to the legislative and strategic objectives and requirements for the provision of affordable housing. It is supported by independent feasibility testing.

## How will affordable housing be delivered?

The draft Affordable Housing Strategy establishes mechanisms for the dedication of, or contribution towards affordable housing dwellings for development applications and planning proposals. These mechanisms are outlined below:

<b>Application pathway</b>	<b>Development Applications</b>	<b>Planning Proposals</b>
<b>Mechanism for affordable housing delivery</b>	Implementation of an <i>affordable housing scheme</i> .	Amendment to the Planning Agreement Policy
<b>How will Council establish this mechanism?</b>	An affordable housing scheme is implemented via a Planning Proposal to include a new provision in the local environmental plan (LEP). The new LEP provision will allow Council to levy development for the provision of affordable housing.	This is implemented via an amendment to the Planning Agreement Policy (refer to draft amendments at Attachment E).
<b>Where will this mechanism apply?</b>	As centres and precincts are master planned, they will be added to the scheme following feasibility testing – the first centres of which will be Bankstown and Campsie.	This will apply to planning proposals across the local government area seeking a residential floor space uplift of more than 1,000 square metres.

Application pathway	Development Applications	Planning Proposals
<b>What rate will be applicable?</b>	As centres are master planned, feasibility testing will be undertaken to test the appropriate rate for each centre – the first of which will be the Bankstown and Campsie centres.	The draft Strategy recommends a rate of 5% on new residential floor space for planning proposals seeking an increase in residential floor space of more than 1,000 square metres. This will be subject to feasibility testing, which will be independently tested by Council.
<b>How are affordable housing contributions made?</b>	Monetary contribution or dedication of dwellings in perpetuity based on the total proposed residential gross floor area.	Monetary contribution or dedication of dwellings in perpetuity based on the additionally proposed residential gross floor area.

The draft Strategy provides the following additional actions for the delivery of affordable housing in Canterbury Bankstown:

1. **Strategic planning framework:** Establish the need and set a target for provision of affordable housing through Council's strategic planning framework. This has been embedded into Council's community strategic plan, *CBCity 2028* and its Draft local strategic planning statement, *Connective City 2036*. Council will also update its website and provide further information on affordable housing as this Policy progresses and moves into implementation.
2. **Establish administrative and funding management mechanisms:** Council to establish management mechanisms to fund, acquire and deliver affordable housing. These mechanisms may include establishing an Affordable Housing Fund, developing a program that establishes the calculation of contributions, indexation and exclusions and the process for making contributions (dedications or monetary). This also requires preparation of appropriate conditions of consent to support this policy and a future scheme. A strong working relationship with community housing providers should be developed for the long term management of affordable housing properties.
3. **Council property:** Council to prepare an asset strategy to identify properties that may be capable of accommodating affordable housing.
4. **Enhance Council's knowledge of affordable housing practice:** Council to ensure it is appropriately resourced to manage the delivery of affordable housing and ensure staff are appropriately trained and have access to knowledge and resources.

### Next steps

Council's approval is sought to exhibit the Draft Employment Lands, Draft Housing and Draft Affordable Housing Strategies for a period of 28 days. The Draft Housing Strategy will be referred to the NSW Department of Planning, Industry and Environment for consideration and endorsement. Following exhibition and consideration of submissions, the final Employment Lands, Housing and Affordable Housing Strategies will be reported to Council for adoption.

These plans will:

- guide the ongoing planning of housing and employment growth into the future;
- guide assessment of planning proposals; and
- be reviewed and updated every 5-7 years (Council may decide to review at lesser time intervals) or with reviews of the local strategic planning statement.

Following adoption of the Affordable Housing Strategy, a Planning Proposal will be introduced for the incorporation of an Affordable Housing Scheme into the Canterbury Bankstown Local Environmental Plan. Upon preparation of Master Plans for key centres, including Bankstown and Campsie in the first instance, the feasibility of introducing 15 per cent affordable housing will be tested and include master planned precincts into the Scheme.



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## Planning Matters - 25 February 2020

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**ITEM 5.2**                      **Canterbury Bankstown Consolidated Local Environmental Plan**

**AUTHOR**                      **Planning**

### **PURPOSE AND BACKGROUND**

This report seeks Council's approval to exhibit the planning proposal to align and harmonise Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012 into a Consolidated Local Environmental Plan. Following Council's resolution of 24 September 2019, the planning proposal has been updated to include a draft instrument and maps, and more details about the proposed amendments. A Gateway Determination was received on 20 February 2020 and the planning proposal can now be exhibited.

### **ISSUE**

In 2016, the NSW Government amalgamated the former Bankstown and Canterbury City Councils to form the Canterbury Bankstown Council. However, this process did not consolidate the local environmental plans of the former councils. This means Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012 remain in force. As a result, different planning controls apply to different parts of the Local Government Area, creating a complex and inconsistent land use planning framework.

In 2018, the Department of Planning, Industry and Environment announced the Accelerated Local Environmental Plan Program to assist Council to bring more consistency to the planning controls. The Program requires Council to exhibit and forward a Consolidated Local Environmental Plan to the Department of Planning, Industry and Environment for approval by June 2020.

To date, Council has endorsed its Local Strategic Planning Statement '*Connective City 2036*' to inform the Consolidated Local Environmental Plan and other future changes to the land use planning framework. Council also resolved to prepare a planning proposal to align and harmonise Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012 into a Consolidated Local Environmental Plan.

The next step and the purpose of this report is to exhibit the Consolidated Local Environmental Plan together with supporting information (including the Housing Strategy and Employment Land Strategy, which Council is considering under a separate report).

### **RECOMMENDATION** That -

1. Council exhibit the planning proposal as provided in Attachments A–C, in accordance with the Gateway Determination.

2. Council delegate authority to the General Manager to make necessary changes to the planning proposal and maps to ensure consistency with the Gateway Determination and the Department of Planning, Industry and Environment's mapping guideline prior to exhibition.
3. The planning proposal is to be reported to Council following the exhibition period.
4. Council note the following planning documents will be prepared to support the Consolidated Local Environmental Plan which will be reported to Council prior to their exhibition under a separate process:
  - (a) The consolidation and harmonisation of Bankstown Development Control Plan 2015 and Canterbury Development Control Plan 2012 into a single Development Control Plan.
  - (b) The consolidation and harmonisation of Bankstown Development Contributions Plan 2019 and Canterbury Development Contributions Plan 2013 into a single Development Contributions Plan.
  - (c) The consolidation and harmonisation of the Bankstown and Canterbury Engineering Development Standards into a single set of Engineering Development Standards.
  - (d) The consolidation and harmonisation of the Bankstown and Canterbury Demolition and Construction Guidelines into a single Demolition and Construction Guideline.
5. Council prepare and exhibit further planning proposals for the following matters:
  - (a) Provisions to protect and enhance the proposed special character areas.
  - (b) Rationalisation of the R2 Low Density Residential and R3 Medium Density Residential zones throughout the Canterbury Bankstown LGA.
  - (c) Provisions for dual occupancies, including provisions for localities with narrow streets and proposed special character areas.
  - (d) Rezoning and reclassification of certain Council land and drainage reserves.
  - (e) Inclusion of the matters that the Gateway Determination has removed from the planning proposal, as provided in Attachments A–C.

## **ATTACHMENTS**

[Click here for attachments](#)

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- A. Planning Proposal
- B. Planning Proposal–Land Use Matrix
- C. Planning Proposal–Maps
- D. Planning Proposal–Appendix 1 (LEPs Comparison)
- E. Planning Proposal–Appendix 2 (Land Use Tables Comparison)
- F. Planning Proposal–Appendix 3 (Draft LEP)
- G. Gateway Determination



## **POLICY IMPACT**

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In September 2019, Council resolved to prepare the Consolidated Local Environmental Plan in accordance with the Accelerated Local Environmental Plan Program and Council's Community Strategic Plan 'CBCity 2028'.

The Consolidated Local Environmental Plan will replace Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012. The consolidation and harmonisation process will result in some policy changes to the aims, objectives, land use table and planning controls currently applying in the Local Government Area as outlined in this report. It will also require the preparation of supporting planning documents including a Consolidated Development Control Plan, Contributions Plan, Guidelines and mapping.

## **FINANCIAL IMPACT**

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The Accelerated Local Environmental Plan Program has provided funding for the preparation of the Consolidated Local Environmental Plan and supporting planning documents, including the Local Strategic Planning Statement. The Program requires Council to exhibit and forward the Consolidated Local Environmental Plan to the Department of Planning, Industry and Environment for approval by June 2020.

## **COMMUNITY IMPACT**

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The preparation of the Consolidated Local Environmental Plan constitutes a significant public benefit as it will bring greater consistency to the planning controls currently applying in the Local Government Area. This will facilitate a simpler and faster development assessment process and provide certainty in planning controls across the Local Government Area that will benefit both residents and industry alike. The Consolidated Local Environmental Plan is the product of significant research, analysis and strategic planning.

The Consolidated Local Environmental Plan will be exhibited for a minimum 28 days in accordance with Council's Community Participation Plan. The engagement activities will include drop-in sessions, mailouts, online information, interpreted information and notification in the local newspapers.

## DETAILED INFORMATION

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### 1. BACKGROUND

At the Ordinary Meeting of 24 September 2019, Council resolved to prepare a planning proposal to align and harmonise Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012 into a Consolidated Local Environmental Plan. The intended outcomes were to align Council's policy positions and to give effect to the first stage of the Local Strategic Planning Statement '*Connective City 2036*', which is to integrate current land use strategies into Council's planning framework.

In October 2019, Council forwarded the planning proposal to the Department of Planning, Industry and Environment to seek a Gateway Determination.

On 20 February 2020, the Department of Planning, Industry and Environment issued a Gateway Determination. It enables Council to update and rationalise the aims, objectives, land use tables and planning provisions of Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012 into a Consolidated Local Environmental Plan subject to the following conditions:

- The planning proposal cannot change the permissibility of residential land uses or development standards.
- The planning proposal can only rezone properties that are included in the Local Area Plans.
- The planning proposal cannot include policy changes in relation to the harmonisation of R2 Low Density Residential and R3 Medium Density Residential zones, special character areas, dual occupancy controls and reclassification of drainage reserves.

This report responds to the Council resolution of 24 September 2019 and the Gateway Determination by providing a detailed report on the planning proposal. For the purposes of this report, 'LEP' means Local Environmental Plan, 'DCP' means Development Control Plan, and 'Department' means the Department of Planning, Industry and Environment.

### 2. STRUCTURE OF THE CONSOLIDATED LOCAL ENVIRONMENTAL PLAN

The Consolidated LEP is to be Council's principal planning document to regulate the function and growth of the Canterbury Bankstown Local Government Area. The LEP provides aims and objectives and sets land use zones and planning controls such as lot sizes, building heights and floor space ratios.

The Consolidated LEP is based on the Standard Instrument (Local Environmental Plans) Order 2006. The Department is directing Council to adopt the Standard Instrument template, without amendment or alteration. Council cannot change the compulsory clauses.

The Consolidated LEP is divided into six parts:

- Part 1 Preliminary (compulsory clauses)
- Part 2 Permitted or prohibited development (compulsory clauses)
- Part 3 Exempt and complying development (compulsory clauses)
- Part 4 Principal development standards (compulsory clauses)
- Part 5 Miscellaneous provisions (compulsory clauses)

## Part 6 Additional local provisions (optional clauses where Council may include planning controls unique to the Local Government Area).

The consolidation and harmonisation process will result in some realignment of Council's current planning provisions in response to:

- Resolving differences between Bankstown LEP 2015 and Canterbury LEP 2012.
- Adapting to mandatory definitions, land uses and planning controls that Council cannot alter.
- Adapting to instructions by the Department not to duplicate State and regional policies, namely the provisions of State Environmental Planning Policies.
- Adapting to the Department's Guidelines and Practice Notes that have been issued following the gazettal of Bankstown LEP 2015 and Canterbury LEP 2012.
- Giving effect to the first stage of the Local Strategic Planning Statement, which is to integrate current land use strategies into the planning framework.

Council officers have considered the implications arising from the above points and prepared a planning proposal to reflect and respond to local issues. The planning proposal is provided in Attachments A–C. In addition, the Draft Housing Strategy and Draft Employment Land Strategy, which are the subject of a separate report to Council, have been used to resolve any differences in Council's planning controls as part of the consolidation and harmonisation process. This report and Attachments D–F outline the proposed changes in more detail.

Subsequent to the above actions, the Department of Planning, Industry and Environment issued a Gateway Determination allowing the planning proposal to proceed, but also strictly limiting its scope. In summary, the planning proposal cannot change the permissibility of residential land uses or development standards and can only rezone properties that are included in Council's Local Area Plans. In response, Council will need to make the necessary changes to the planning proposal and maps to ensure consistency with the Gateway Determination and the Department of Planning, Industry and Environment's mapping guideline prior to exhibition.

It is important to note that the Consolidated LEP is not a static document and is subject to change as Council's strategic plans and policies are reviewed and updated. Planning proposals will continue to be open to Council and private proponents to amend the Consolidated LEP, subject to the ordinary process including the need for Council resolutions, advice from the Local Planning Panel and community consultation.

### **3. KEY CHANGES RESULTING FROM THE HARMONISATION OF BANKSTOWN LEP 2015 AND CANTERBURY LEP 2012 INTO A CONSOLIDATED LEP**

The tables below compare the aims and planning controls of Bankstown LEP 2015 and Canterbury LEP 2012, and outline the proposed actions to resolve certain key differences between the two LEPs.

The tables also outline the proposed response to the Gateway Determination, in particular the conditions that the planning proposal cannot change the permissibility of residential land uses / development standards and can only rezone properties that are included in Council's current land use strategies (i.e. Local Area Plans). This means Council will need to submit separate planning proposals to address these policy changes.

### 3.1 LEP Parts 1–3 (Preliminary) (refer to Attachment D for further details)

<b>Bankstown LEP 2015</b>	<b>Canterbury LEP 2012</b>	<b>Consolidated LEP Planning Proposal (Proposed Actions)</b>	<b>Response to the Gateway Determination</b>
<p><u>Clause 1.2 (Aims)</u> There are no aims in relation to providing infrastructure to meet growth demands, and promoting ecologically sustainable development.</p>	<p><u>Clause 1.2 (Aims)</u> There are no aims in relation to providing infrastructure to meet growth demands, and promoting ecologically sustainable development.</p>	<p><u>Clause 1.2 (Aims)</u> Include aims in relation to providing infrastructure to meet growth demands, and promoting ecologically sustainable development.</p>	<p>Included in this Consolidated LEP Planning Proposal.</p>
<p><u>Clause 1.9 (Relationship with SEPPs)</u> The LEP does not give effect to clause 4(4) of SEPP 65–Design Quality of Residential Apartment Development. Clause 4(4) of the SEPP enables the LEP to apply the SEPP to boarding houses and serviced apartments.</p>	<p><u>Clause 1.9 (Relationship with SEPPs)</u> The LEP does not give effect to clause 4(4) of SEPP 65–Design Quality of Residential Apartment Development. Clause 4(4) of the SEPP enables the LEP to apply the SEPP to boarding houses and serviced apartments.</p>	<p><u>Clause 1.9 (Relationship with SEPPs)</u> Give effect to clause 4(4) of SEPP 65 to improve the design of boarding houses and serviced apartments. It is noted that the Department approved the inclusion of this subclause in the Draft Consolidated Central Coast LEP (SI_2017_CCOAS_001).</p>	<p>Included in this Consolidated LEP Planning Proposal.</p>
<p><u>Clause 2.5 (Additional Permitted Uses)</u> The LEP contains 11 listings as additional permitted uses.</p>	<p><u>Clause 2.5 (Additional Permitted Uses)</u> The LEP contains 7 listings as additional permitted uses.</p>	<p><u>Clause 2.5 (Additional Permitted Uses)</u> The consolidation and harmonisation will result in 13 listings. It is proposed to remove some listings where additional permitted uses are redundant due to the redevelopment of sites. It is also proposed to add some listings to reflect and support the ongoing operation of existing uses.</p>	<p>Included in this Consolidated LEP Planning Proposal.</p>
<p><u>Clause 3.1 (Exempt Development)</u> The LEP contains 5 listings as exempt development.</p>	<p><u>Clause 3.1 (Exempt Development)</u> The LEP contains 14 listings as exempt development.</p>	<p><u>Clause 3.1 (Exempt Development)</u> The consolidation and harmonisation will result in 4 listings. The removal of some listings is primarily to avoid duplication with the Codes SEPP.</p>	<p>Included in this Consolidated LEP Planning Proposal.</p>

### 3.2 LEP Parts 4–5 (Principal Development Standards) (refer to Attachment D for further details)

Bankstown LEP 2015	Canterbury LEP 2012	Consolidated LEP Planning Proposal (Proposed Actions)	Response to the Gateway Determination
<p><u>Clause 4.1B (Secondary Dwellings/ Lot Sizes)</u> The LEP does not apply a minimum lot size for secondary dwellings. The DCP requires 450m<sup>2</sup>.</p>	<p><u>Clause 4.1B (Secondary Dwellings/ Lot Sizes)</u> The LEP does not apply a minimum lot size for secondary dwellings.</p>	<p><u>Clause 4.1B (Secondary Dwellings/ Lot Sizes)</u> Transfer the minimum lot size for secondary dwellings (450m<sup>2</sup>) from the Bankstown DCP to the LEP, to give legislative strength to this planning control.</p>	<p>Include in a separate planning proposal to address this policy change.</p>
<p><u>Clause 4.1B (Place of Public Worship/ Lot Sizes)</u> The LEP does not apply a minimum lot size for places of public worship in Zones R3 and R4. The DCP requires 800m<sup>2</sup>/ 20 metre lot width.</p>	<p><u>Clause 4.1B (Place of Public Worship/ Lot Sizes)</u> The LEP does not apply a minimum lot size for places of public worship in Zones R3 and R4.</p>	<p><u>Clause 4.1B (Place of Public Worship/ Lot Sizes)</u> Transfer the minimum lot size places of public worship in Zones R3 and R4 (800m<sup>2</sup>/ 20 metre lot width) from the Bankstown DCP to the LEP, to give legislative strength to this planning control.</p>	<p>Included in this Consolidated LEP Planning Proposal.</p>
<p><u>Clause 4.1B (Carinya Road/ Lot Sizes)</u> The LEP prohibits boarding houses in Carinya Road, Picnic Point due to significant flood risk.</p>	<p><u>Clause 4.1B</u> n/a</p>	<p><u>Clause 4.1B (Carinya Road/ Lot Sizes)</u> In addition to boarding houses, prohibit other sensitive land uses in Carinya Road, Picnic Point, consistent with the recommendations of the Mid Georges River Floodplain Risk Management Plan. These would include child care centres, community facilities, educational establishments, group homes, health consulting rooms, hospitals, places of public worship, respite day care centres, semi-detached dwellings and seniors housing.</p>	<p>Non-residential uses included in this Consolidated LEP Planning Proposal.</p> <p>Include the residential uses (group homes, semi-detached dwellings and seniors housing) in a separate planning proposal to address this policy change.</p>
<p><u>Clause 4.1B (Isolation of Land in Zone R4)</u> The LEP does not contain a provision to prevent development from isolating or sterilising the</p>	<p><u>Clause 4.1B (Isolation of Land in Zone R4)</u> The LEP does not contain a provision to prevent development from isolating or sterilising the</p>	<p><u>Clause 4.1B (Isolation of Land in Zone R4)</u> Transfer the requirement from the Bankstown DCP to avoid the isolation of land in Zone R4 that is less than 1,000m<sup>2</sup> in area</p>	<p>Include in a separate planning proposal to address this policy change.</p>

development potential of adjoining land in Zone R4. The DCP contains a requirement to avoid the isolation of land less than 1,000m <sup>2</sup> in area and less than 20 metres in width.	development potential of adjoining properties in Zone R4. The DCP contains a requirement to avoid the isolation of land through negotiations with adjoining property owners.	and less than 20 metres in width.	
<u>Clause 4.3 (Secondary Dwellings/ Height in R2)</u> The maximum height for secondary dwellings (detached) in Zone R2 is 6 metre building height/ 3 metre wall height.	<u>Clause 4.3 (Secondary Dwellings/ Height in R2)</u> The LEP does not apply a maximum height for secondary dwellings (detached) in Zone R2.	<u>Clause 4.3 (Secondary Dwellings/ Height in R2)</u> Based on a review, apply a maximum 4.5 metre building height for secondary dwellings (detached) in Zone R2 to reinforce the single storey requirement.	Include in a separate planning proposal to address this policy change.
<u>Clause 5.10 (Heritage)</u> The LEP contains 45 heritage listings and 8 archaeological listings.	<u>Clause 5.10 (Heritage)</u> The LEP contains 160 heritage listings, 1 conservation area and 1 aboriginal heritage listing.	<u>Clause 5.10 (Heritage)</u> The consolidation and harmonisation will result in 203 heritage listings, 1 conservation area, 5 archaeological listings and 1 aboriginal heritage listing.  The removal of 5 listings implements a heritage review, which found these items to no longer contain archaeological and documentary evidence to support the existing heritage listings.	Included in this Consolidated LEP Planning Proposal.

### 3.3 LEP Part 6 (Additional Local Provisions) (refer to Attachment D for further details)

It is proposed to retain the planning controls relevant to the Local Government Area, such as those relating to acid sulphate soils, earthworks, flood planning, biodiversity, riparian land and watercourses, foreshore building line, aircraft noise, essential services, and specific controls to certain development types and key development sites.

It is also proposed to include some additional planning controls, consistent with the Gateway Determination, State policies and current land use strategies, namely:

- Broaden the existing stormwater management control to include reference to the water sensitive urban design principles. The intended outcome is to avoid or minimise the adverse impacts of urban stormwater on properties, native bushland and waterways by applying the water sensitive urban design principles.

- Include a planning control in relation to design quality. The intended outcome is to ensure new buildings and significant alterations/ additions achieve high quality architectural, urban and landscape design. The clause would apply to major development including residential flat buildings, multi dwelling housing, boarding houses, seniors living, mixed use development, shop top housing, commercial premises, industrial buildings, warehouse or distribution centres, centre-based child care facilities, schools, places of public worship, registered clubs and community facilities.
- Include a planning control in relation to active street frontages. The intended outcome is to promote uses that attract pedestrian traffic along certain ground floor street frontages in commercial centres. An Active Street Frontages Map will support this planning control.

### 3.4 LEP Land Use Table (refer to Attachment E for further details)

The table below compares the Land Use Tables of Bankstown LEP 2015 and Canterbury LEP 2012, and outlines the proposed actions to resolve certain key differences between the two LEPs. It is proposed to apply the Draft Housing Strategy and Draft Employment Land Strategy, wherever possible, to resolve these differences.

The tables also outline the proposed response to the Gateway Determination, in particular the conditions that the planning proposal cannot change the permissibility of residential land uses or development standards and can only rezone properties that are included in Council's Local Area Plans. This means Council will need to submit separate planning proposals to address these policy changes.

Development types	Bankstown LEP 2015	Canterbury LEP 2012	Consolidated LEP Planning Proposal (Proposed Actions)	Response to the Gateway Determination
Seniors housing	Permitted in Zones R2 and R4	Prohibited in Zones R2 and R4	Permit in Zones R2 and R4 consistent with the Housing Strategy, which identifies seniors housing as a compatible land use in residential areas.	Include in a separate planning proposal to address this policy change.
Serviced Apartments	Permitted in Zones R4, B1, B5 and B6	Permitted in Zone R4 and prohibited in Zones B1, B5 and B6	Prohibit in Zones B1 and B5 consistent with the Employment Land Strategy, which discourages intensive commercial activities in these zones.	Include in a separate planning proposal to address this policy change.

Development types	Bankstown LEP 2015	Canterbury LEP 2012	Consolidated LEP (Proposed Actions)	Response to the Gateway Determination
Residential flat buildings and seniors housing	Permitted in Zones B1 and B2	Prohibited in Zones B1 and B2	Permit in Zones B1 and B2 consistent with the Employment Land Strategy, which identifies residential flat	Include in a separate planning proposal to

			buildings as a compatible land use in centres.	address this policy change.
	Permitted in Zone B6	Prohibited in Zone B6	Prohibit in Zone B6 consistent with the Employment Land Strategy. In its place, CBLEP (Schedule 1) will enable RFBs on key development sites along the Hume Highway as an additional permitted use, but only as part of a mixed use development.	Include in a separate planning proposal to address this policy change.
Shop top housing	Prohibited in Zone B5	Permitted in Zone B5	Prohibit in Zone B5 consistent with the Employment Land Strategy. In its place, CBLEP (Schedule 1) will enable RFBs on key development sites along Canterbury Road as an additional permitted use, but only as part of a mixed use development.	Include in a separate planning proposal to address this policy change.
Business premises, office premises, restaurants or cafes, and shops	Prohibited in Zones R2, R3 and R4	Permitted in Zones R2, R3 and R4 subject to CLEP (clause 6.5)	Prohibit in Zones R2, R3 and R4 consistent with the Housing Strategy. In its place, CBLEP (clause 6.10) will enable the adaptive reuse of existing shops.	Included in this Consolidated LEP Planning Proposal.
Sex services premises	Prohibited in Zone B2	Permitted in Zone B2	Prohibit in Zone B2 to discourage incompatible uses in mixed use centres. In its place, CBLEP (clause 6.13) will permit sex services premises at certain locations within the industrial zones.	Included in this Consolidated LEP Planning Proposal.
Light industries	Prohibited in Zone B2	Permitted in Zone B2	Prohibit in Zone B2 consistent with the Employment Land Strategy to discourage industrial activities in mixed use centres.	Included in this Consolidated LEP Planning Proposal.
Centre-based child care centres	Permitted in Zone B6 and prohibited in Zone IN2	Prohibited in Zone B6 and permitted in Zones IN2	Prohibit in Zone IN2 consistent with the Employment Land Strategy to discourage sensitive uses in industrial precincts.	Included in this Consolidated LEP Planning Proposal.



Places of public worship	Permitted in Zones B1, B5 and B6	Prohibited in Zones B1, B5 and B6	Permit in Zones B1 and B6 and prohibit in Zone B5 consistent with the Employment Land Strategy.	Included in this Consolidated LEP Planning Proposal.
Community facilities	Permitted in Zones B5, B7, IN1 and IN2	Permitted in Zones B5 and IN2. Prohibited in Zone IN1 and there is no Zone B7	Prohibit in Zones B5, B7, IN1 and IN2 consistent with the Employment Land Strategy to discourage sensitive uses in industrial precincts, bulky goods precincts and business parks.	Included in this Consolidated LEP Planning Proposal.
Mortuaries	Prohibited in Zones B1, B2, B4, B5 and B6	Prohibited in Zones B1, B2, B4, B5 and permitted in Zone B6	Permit in Zones B1, B2, B4, B5 and B6 to complement and support funeral homes where permitted.	Included in this Consolidated LEP Planning Proposal.
Signage and advertising structures	Prohibited in Zones B1, B2, B5, B6, IN1 and IN2	Permitted in Zones B1, B2, B5, B6, IN1 and IN2	Prohibit in Zones B1, B2, B5, B6, IN1 and IN2 as general advertising (e.g. billboard signs) is incompatible with the desired visual character of these zones. It is noted that building and business identification signs will continue to be permitted in these zones.	Included in this Consolidated LEP Planning Proposal.

### 3.5 Standard Maps (refer to Attachment D for further details)

The preparation of the Standard Maps is based on the Department's *Standard Technical Requirements for Spatial Datasets and Maps*. The intent of the maps is for use on the website and not as paper copies. It is noted the paper version of the maps is not user friendly. It is proposed to retain the following maps relevant to the Local Government Area:

- Land Application Map
- Land Zoning Map
- Additional Permitted Uses Map
- Lot Size Map
- Height of Buildings Map
- Floor Space Ratio Map
- Land Reservation Acquisition Map
- Heritage Map
- Acid Sulfate Soils Map
- Terrestrial Biodiversity Map
- Riparian Lands and Watercourses Map
- Foreshore Building Line Map
- Special Provisions Map
- Active Street Frontages Map

The consolidation and harmonisation process have resulted in some changes, namely:

#### Land Zoning Map

<b>Bankstown LEP 2015</b>	<b>Canterbury LEP 2012</b>	<b>Consolidated LEP Planning Proposal (Proposed Actions)</b>	<b>Response to the Gateway Determination</b>
Employment lands along the Hume Highway Enterprise Corridor are a mix of Zones B5 Business Development and B6 Enterprise Corridor.	Employment lands along Canterbury Road Enterprise Corridor are a mix of Zones B5 Business Development and B6 Enterprise Corridor.	Rezone employment lands along the Hume Highway and Canterbury Road Enterprise Corridors from Zone B5 Business Development (which is a bulky goods zone) to Zone B6 Enterprise Corridor (which is a busy road enterprise corridor zone). According to the Employment Land Strategy, the only site that should have a B5 zone is the existing bulky goods complex at the corner of Canterbury Road and Chapel Road in Bankstown.	Include in a separate planning proposal to address this policy change.

#### Lot Size Map

The proposed amendments to the Lot Size Map include:

<b>Bankstown LEP 2015</b>	<b>Canterbury LEP 2012</b>	<b>Consolidated LEP Planning Proposal (Proposed Actions)</b>	<b>Response to the Gateway Determination</b>
The subdivision lot size in the residential zones is 450m <sup>2</sup> .	The subdivision lot size in the residential zones is 460m <sup>2</sup> .	Harmonise the subdivision lot size in the residential zones to 450m <sup>2</sup> , consistent with the clause objectives.	Include in a separate planning proposal to address this policy change.
The subdivision lot size in Carinya Road, Picnic Point is 500–650m <sup>2</sup> .	n/a	Amend the subdivision lot size in Carinya Road, Picnic Point to 1,000m <sup>2</sup> , consistent with the recommendations of the Mid Georges River Floodplain Risk Management Plan.	Include in a separate planning proposal to address this policy change.
The subdivision lot size applies to the industrial zones.	The subdivision lot size does not apply to the industrial zones.	Apply the subdivision lot size in the industrial zones to the former Canterbury LGA.	Included in this Consolidated LEP Planning Proposal.
The Lot Size Map does not apply to roads.	The Lot Size Map applies to roads.	Do not apply the Lot Size Map to roads.	Included in this Consolidated LEP Planning Proposal.

## Floor Space Ratio Map

The proposed amendments to the Floor Space Ratio Map include:

<b>Bankstown LEP 2015</b>	<b>Canterbury LEP 2012</b>	<b>Consolidated LEP Planning Proposal (Proposed Actions)</b>	<b>Response to the Gateway Determination</b>
A maximum 0.5:1 FSR applies to Zone R2.	The Floor Space Ratio Map does not apply to Zone R2. In its place, CLEP applies clauses 4.4(2A)–(2B) to set maximum FSRs for dwelling houses and dual occupancies in Zone R2.	Apply a maximum 0.5:1 FSR to Zone R2.	Include in a separate planning proposal to address this policy change.
The Floor Space Ratio Map does not apply to roads.	The Floor Space Ratio Map applies to roads.	Do not apply the Floor Space Ratio Map to roads.	Included in this Consolidated LEP Planning Proposal.

## Height of Buildings Map

<b>Bankstown LEP 2015</b>	<b>Canterbury LEP 2012</b>	<b>Consolidated HOB Map (Proposed Actions)</b>	<b>Response to the Gateway Determination</b>
The Height of Buildings Map does not apply to roads.	The Height of Buildings Map applies to roads.	Do not apply the Height of Buildings Map to roads.	Include in the Consolidated LEP Planning Proposal.

## Lot Size for Dual Occupancy Development Map

At present, Bankstown LEP 2015 requires a minimum 500m<sup>2</sup> lot size for dual occupancies (attached) in Zone R2 Low Density Residential, and Canterbury LEP 2012 requires a minimum 600m<sup>2</sup> lot size. However, the Gateway Determination does not permit changes to these or any related development standards.

As an interim measure, the Consolidated LEP will include a Lot Size for Dual Occupancy Development Map if it is to maintain the different planning controls across the Local Government Area. The next step is to complete the planning control review of dual occupancies as part of separate planning proposal. The outcomes of the review will replace the Lot Size for Dual Occupancy Development Map.

#### **4. KEY CHANGES RESULTING FROM THE INTEGRATION OF THE CURRENT LAND USE STRATEGIES INTO THE PLANNING FRAMEWORK**

The Local Strategic Planning Statement provides a pathway to manage growth and change across the Canterbury Bankstown LGA to 2036.

According to the Local Strategic Planning Statement, the first stage is to integrate current land use strategies into the planning framework. The land use strategies detail Council's endorsed approach to accommodate residential and employment growth based on the centres hierarchy and outline the delivery of supporting infrastructure, facilities and open space.

Based on current land use strategies, the proposed changes to the Consolidated LEP are outlined below.

#### 4.1 Proposed amendments to the Land Zoning Map, Lot Size Map, Height of Buildings Map, Floor Space Ratio Map and Active Street Frontages Map

In relation to Council’s current land use strategies, the Gateway Determination permits the planning proposal to implement the Local Area Plans (which will be supporting documents to the Consolidated LEP exhibition). This means the planning proposal can only rezone properties that are included in the Local Area Plans.

The proposed amendments incorporate:

- Zoning and building envelope changes in the Greenacre, Padstow, Revesby and Yagoona Local Centres; Rookwood Village Centre; Birrong, Condell Park, East Hills, Panania and Regents Park Small Village Centres; and certain neighbourhood centres.
- Zoning and building envelope changes to key development sites along the Hume Highway and Canterbury Road Enterprise Corridors.
- Zoning and building envelope changes to employment lands on Roberts Road, Greenacre and Rookwood Road, Yagoona.
- Zoning changes to the Kelso Waste Precinct.
- Zoning changes to protect existing local open space.
- Zoning and building envelope changes to remove open space zoned land at 38 Cantrell Street, Yagoona and 64 Australia Street, Bass Hill, which are privately owned. Based on a review, these properties are surplus to open space needs and there are no proposals by Council to acquire these properties. These properties currently accommodate dwelling houses.
- Zoning and building envelope changes to remove special use zoned land at 222 Waldron Road, Chester Hill, which is privately owned. Based on a review, this property is surplus to infrastructure needs and there is no proposal by State agencies to acquire this property. This property currently accommodates seniors housing.

The proposed amendments also include some changes to the current land use strategies (i.e. Council’s Local Area Plans), which have been incorporated into the planning proposal and maps at Attachments A and C, for the following reasons:

Properties	Proposed Controls under Current Land Use Strategies	Proposed Changes to Current Land Use Strategies	Reasons
1–17 Segers Avenue, Padstow	R4 (1.5:1 FSR/ 19m height)	B2 (2.5:1 FSR/ 20m height)	Integrates Council’s resolution of 30 April 2019 to proceed with a planning proposal for this site.
89–99 Howard Road, 2–6 Gloucester Avenue and 2–6 Segers Avenue, Padstow	Deferred matter	R4 (1:1 FSR/ 13m height)	Responds to Council’s resolution of 11 May 2016 to defer these properties for further review.

41–75C Marco Avenue, Revesby	R4 (1.5:1 FSR/ 19m height)	R4 (1.75:1 FSR/ 25m height)	This approach improves the distribution of growth in locations that are consistent with the proposed height plane on the northern side of the railway line and are less than 800 metres to the railway station.  In this case, this site offers high amenity adjacent to Amour Park and the Leisure & Aquatic Centre. It would also have minimal impact on surrounding land as it would only overshadow the railway line to the south.
35–63 Anderson Avenue, Panania	Deferred matter	B2 (2.5:1 FSR/ 20m height)	Responds to Council’s resolution of 11 May 2016 to defer these properties for further review.
99–103A Marco Avenue, Panania	Deferred matter	R4 (1.5:1/ 19m height)	Responds to Council’s resolution of 11 May 2016 to defer these properties for further review.
34–48 Anderson Avenue, Panania	Deferred matter	B2 (2:1 FSR/ 11m height)	This approach is more consistent with the desired low rise character for the north–west fringe of the centre, which acts as a transition to Zone R2.
107–135 Marco Avenue, 4–30 Braesmere Road, 3–9 Batchelor Avenue, 1–7 and 2–10 Topping Street, Panania	R4 (1:1 FSR/ 13m height)	R4 (0.75:1 FSR/ 10m height)	

#### **4.2 Proposed amendments to Schedule 1 and the Additional Permitted Uses Map**

The proposed additional permitted uses reflect and support the ongoing operation of existing bulky goods premises at 62 Hume Highway in Chullora and 122–148 Canterbury Road in Padstow, and a registered club at 60 McGirr Street in Revesby.

#### **4.3 Proposed amendments to the Terrestrial Biodiversity Map**

The proposed amendments are to protect existing areas of high biodiversity significance.

#### **4.4 Proposed amendments to the Land Reservation Acquisition Map**

The proposed amendment removes the property at 175 Rookwood Road in Chullora, which Council has acquired for road purposes.

## 5. CONSOLIDATION OF SUPPORTING PLANNING DOCUMENTS

### 5.1 Consolidated Development Control Plan

The DCP is a planning document which provides more detailed design guidelines to support the LEP. The design guidelines include storey limits, setbacks, urban design, landscaping, parking rates and amenity requirements. At present, Bankstown DCP 2015 and Canterbury DCP 2012 remain in force. The conversion of these two DCPs into a Consolidated DCP is required to support the Consolidated LEP.

Council is in a position to consolidate Bankstown DCP 2015 and Canterbury DCP 2012 based on the following possible structure:

Bankstown DCP 2015 Chapters	Canterbury DCP 2012 Chapters	Consolidated DCP (Possible Chapters)	
A	A	1	Introduction
B11, B12	B	2	Site Considerations
B4, B5, B13	B, C, F	3	General Requirements
–	B	4	Heritage
A1	D	5	Centres
A2, A3	–	6	Location Specific Controls
B1	C	7	Residential Development
B2	D	8	Commercial Development
B3	E	9	Industrial Development
B6	F	10	Child Care Centres
B7	–	11	Educational Establishments
B8	–	12	Places of Public Worship
B9	F	13	Sex Services Premises
B10	F	14	Other

The consolidation and harmonisation of the two DCPs would also need to consider:

- The removal of any duplication or differences between Bankstown DCP 2015 and Canterbury DCP 2012.
- Section 3.43 of the Environmental Planning and Assessment Act 1979, which renders a DCP provision invalid if it is the same as, or is inconsistent with, the provisions of the Consolidated LEP.
- The Department's Draft Standard DCP Template, which the Department is looking to mandate to all councils in NSW.
- The preparation of development controls to support the implementation of Council's adopted land use strategies.

This report recommends that Council prepare a Consolidated DCP to support the Consolidated LEP, and to report the matter to Council prior to its exhibition.

### 5.2 Consolidation of Other Supporting Planning Documents

The consolidation of other planning documents is required to support the Consolidated LEP and DCP. The planning documents include:

- The conversion of Bankstown Development Contributions Plan 2019 and Canterbury Development Contributions Plan 2013 into a Consolidated Development Contributions

Plan. The Development Contributions Plan is a planning document which requires contributions to fund new and upgraded local infrastructure to support growth. This includes community buildings, open space, recreation facilities, roads, active transport and public domain.

- The conversion of the Bankstown Engineering Development Standards into a Consolidated Engineering Development Standards that would apply to the Local Government Area. The Standards would ensure the quality and maintenance of infrastructure is consistent with the future needs of the built environment in relation to stormwater drainage, stormwater easements, driveways and footpath crossings.
- The conversion of the Bankstown Demolition and Construction Guideline into a Consolidated Demolition and Construction Guideline that would apply to the Local Government Area. The Guideline would ensure demolition and construction works are safe, do not impact on the built environment, and are carried out in accordance with relevant legislation requirements.

This report recommends that Council prepare these planning documents to support the Consolidated LEP, and to report these matters to Council prior their exhibition.

## **6. SUBMISSION OF A SEPARATE PLANNING PROPOSAL TO IMPLEMENT THE LOCAL STRATEGIC PLANNING STATEMENT**

At the Ordinary Meeting of 24 September 2019, Council resolved to prepare a planning proposal to implement priority actions of the Local Strategic Planning Statement, including:

- Provisions to protect and enhance the proposed special character areas.
- Rationalisation of the R2 Low Density Residential and R3 Medium Density Residential zones throughout the Canterbury Bankstown LGA.
- Provisions for dual occupancies, including provisions for localities with narrow streets and proposed special character areas.
- Rezoning and reclassification of certain Council land and drainage reserves.

However, a condition of the Gateway Determination does not permit the above policy changes to be included in the Consolidated LEP.

This means Council will need to submit a separate planning proposal to address these policy changes. This report recommends preparing a separate planning proposal to progress these matters.

In addition, it is noted that the Gateway Determination has removed other policy changes from the planning proposal, as provided in Attachments A–C. It is proposed to resubmit these policy changes as part of the separate planning proposal.

## **7. NEXT STEPS**

Should Council support the planning proposal as outlined in this report, the next step is to exhibit the Consolidated LEP in accordance with the Gateway Determination and Council's Community Participation Plan. Following the exhibition process, a review of community feedback and any additional information may see updates and amendments to the planning proposal. A further report will be provided to Council following the exhibition period, outlining submissions and a way forward.





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## Planning Matters - 25 February 2020

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**ITEM 5.3**                      **Report on Council's Performance in the Assessment of Development Applications, Clause 4.6 Variations Approved in the Second Quarter of the 2019/20 Financial Year, and Planning Related Legal Appeals**

**AUTHOR**                      **Planning**

### **PURPOSE AND BACKGROUND**

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The purpose of this report is to inform Council in relation to:

1. Canterbury- Bankstown City Council's performance for the assessment of development applications relative to other metropolitan Councils for past financial years.
2. Performance for processing of development applications for the first two quarters of the 2019/20 financial year;
3. Development applications approved with a Clause 4.6 Variation for the second quarter of the 2019/20 financial year; and
4. Planning related legal appeals currently before the Land and Environment Court.

### **RECOMMENDATION**

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That the report be noted.

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

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- A. Graphs showing the performance of metropolitan Councils for the 2017/18 financial year
- B. Clause 4.6 return
- C. Appeal List

## **POLICY IMPACT**

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This matter has no policy implications.

## **FINANCIAL IMPACT**

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This matter has no financial implications.

## **COMMUNITY IMPACT**

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The timely processing of development applications increases housing stock, provides employment, provides additional facilities for the community and improves of the appearance of the City. Council's record of being one of the fastest Councils in metropolitan Sydney for processing development applications is a significant benefit for the community in this regard.

However, it is also important to ensure that the community is protected from inappropriate development. This report will detail that in instances where Council has rejected poor development outcomes, Council has been successful in defending most appeals lodged by applicants, or in affecting changes to a proposal to advance it to a point that it satisfactorily meets relevant planning rules and can be approved.

## DETAILED INFORMATION

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### Comparison of CBCity's development application processing relative to other metropolitan Councils

The New South Wales Government has released its "Local Development Performance Monitoring" data on its Planning Portal. This data provides a snapshot of the performance of Council processing of Development Applications, Construction Certificates, and Complying Development Certificates.

The reports were previously released on an annual basis, but the last published data was released in 2016 and related to the 2015/16 financial year.

Recently, the NSW Government has published Local Development Performance Monitoring data to their Planning Portal for the 2016/17 and the 2017/18 financial years (as well as previous years). The Portal allows interrogation of data to provide a comparison of a Council's performance against others within State.

There are 30 Councils in the Sydney Metropolitan Area. CBCity's performance for the most recent published reporting period of 2017/18 relative to other Councils can be summarised as follows:

- CBCity approved 1,323 development applications, which was 8<sup>th</sup> highest among the metropolitan Councils. Of those Council's which had a greater number of determinations, 4 were Councils with large greenfield land release areas.
- The value of development applications determined by CBCity was \$1.08 billion which was also 8<sup>th</sup> highest among the metropolitan Councils.
- The median gross determination times for all development applications assessed by CBCity was 40 days. This was the third best result, with only Blacktown and Willoughby Councils having shorter assessment times.
- When compared with Council's that were amalgamated in 2016, CBCity's median determination times was lowest of any of the amalgamated Councils by a significant amount. Median assessment times for the remaining amalgamated Councils varied from 66 days to 133 days. The graphs at Attachment A to this report depict CBCity's performance relative to all metropolitan Councils.
- The state-wide trend was for an increase in the number of development assessment staff devoted to the assessment and determination of development applications. Contrary to this trend, CBCity did not increase the number of development assessment staff during this period.
- Council also provides data to the Department of Planning in relation to planning related legal appeals. In the 2017/18 financial year, in 91% of appeals:
  - the appeal was either dismissed by the Court, or
  - the applicant chose to withdraw the appeal, or
  - amendments were made to the proposal by the applicant during the appeal process to improve the development to the point where approval was then warranted (i.e. the proposal which was before the Court was different from that which Council considered at the DA stage).

## **Processing of development applications for the first two quarters of the 2019/20 financial year**

For the first two quarters of the 2019/20 financial year, Council determined 652 development applications and 245 Section 4.55 applications (applications to modify a development consent), with a total capital investment value of \$552,151,042.27. The median gross determination times for all development applications over the first and second quarter of the 2019/20 financial year was 40 days.

## **Reporting of development applications which involved a Clause 4.6 submission**

On 21 February 2018, the NSW Government's Department of Planning, Industry and Environment issued Planning System Circular PS 18-003 Variation to Development Standards. The Circular requires that a report of all variations approved under delegation from a Council must be provided to a meeting of the Council at least once each quarter.

During the second quarter of the 2019/20 financial year, a total of 6 variations to an environmental planning instrument were approved. The attached report is the required report and includes all results for the second quarter of the current financial year.

## **Current planning related appeals before the New South Wales Land and Environment Court**

Attachment B to this report provides details of the appeals currently before the New South Wales Land and Environment Court, as of the end of the second quarter of the 2019/20 financial year as well as those which have recently been concluded, and those which have been submitted prior to finalisation of this report. The attached list identifies a total of 40 appeals which includes 5 which have been concluded. It is worth noting that of all the appeals on the attached list, 17 relate to boarding house developments and another 3 relate to other applications made under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009.

The active matters relate to refused development applications, or "deemed refused" matters, where Council has requested modifications to a proposal to bring about an acceptable development and the applicant has sought approval through the Court rather than amend the development.

## **6            POLICY MATTERS**

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



## **7 GOVERNANCE AND ADMINISTRATION MATTERS**

The following items are submitted for consideration -

- |     |   |    |
|-----|---|----|
| 7.1 | Review of the 2019/20 Operational Plan, Delivery Program 2018-21, and Budget to December 2019 | 81 |
| 7.2 | Matters Determined Under Delegated Authority 12 December 2019 to 24 February 2020             | 87 |
| 7.3 | Cash and Investment Report as at 31 December 2019 & 31 January 2020                           | 89 |





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## Governance and Administration Matters - 25 February 2020

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### **ITEM 7.1**                      **Review of the 2019/20 Operational Plan, Delivery Program 2018-21, and Budget to December 2019**

**AUTHOR**                      **City Future**

#### **PURPOSE AND BACKGROUND**

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The review provides a summary of progress on the delivery of Council's 2019/20 Operational Plan and 2018-21 Delivery Program.

Separately, the report considers the review of Council's financial results and proposed budget adjustments for the December 2019 Quarterly Budget Review period.

#### **ISSUE**

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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.

It demonstrates the organisation's performance in delivering the actions outlined in Council's 2019/20 Operational Plan and the 2018-21 Delivery Program. These are key documents for our City as they translate our priorities and services into measureable actions for the financial year and Council term.

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

- Operational and Delivery Plan progress
- Financial performance

#### **RECOMMENDATION**

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That Council note the quarterly review of its 2019/20 Operational Plan to 31 December 2019 and adopt the December 2019 Quarterly Budget Review as outlined in this report.

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

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- A. 2019/20 Operational Plan and 2018-21 Delivery Program - Summary Report - December 2019
- B. 2019/20 Operational Plan - Detailed Progress Report - December 2019
- C. Budget 2019/20 December Revision Reports
- D. December 2019 Revision Budget Review

## **POLICY IMPACT**

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The review integrated planning documents is prepared in accordance with Section 406 of the Local Government Act, 1993, 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 31 December 2019.

## **COMMUNITY IMPACT**

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The report provides the community with an understanding of Council's performance in delivering its yearly Operational Plan, three-year Delivery Program as well as an update on the financial position as at 31 December 2019.

## DETAILED INFORMATION

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### **PART A – Quarterly progress of the 2019/20 Operational Plan to December 2019 and progress of the 2018-21 Delivery Program**

Broadly, Council's Operational Plan progressed well, with 85% of projects listed as complete or on track for completion in June 2020. At the close of the second quarter, 31% of Council's Capital Works Program has been completed. This equates to a total of 164 projects valuing \$14.9 million, including 97 transport projects, 21 building projects, and 31 sports field, playground and open space projects. A further 50% of projects are in progress or in the design phase. A snapshot of capital works progress across the city is provided in Attachment A.

Attachment A also 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.

Six-monthly progress on the implementation of Council's Delivery Program is also detailed in Attachment A. The Delivery Program outlines Council's contribution towards achieving outcomes identified in CBCity 2028 during its current term to 2021.

Detailed actions for the entire 2019/20 Operational Plan are outlined in Attachment B.

The combined attachments highlight good progress at the mid-year point 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 plans and strategies adopted which will set clear direction and priorities for the future:

- Youth Action Plan;
- Creative City Strategic Plan;
- Bankstown Complete Streets Transport and Place Plan;
- Connective City 2036; and
- Bankstown CBD and Bankstown Airport Place Strategy.

Other highlights for the quarter include:

- Community Safety Expo and White Ribbon events;
- Council's Multicultural Dementia Campaign, which was a finalist for the Premier's Multicultural Communications Awards 2019 - Category: AFL NSW/ACT Community Campaign of the Year;
- Solar My Schools program;
- Eyes on It Campaign triples reports of illegal dumping;
- Go-live for online bookings for household clean-ups;
- Go-live for digital lodgement of development applications;
- Customer Experience was one of ten finalists from 100 member councils in the 2019 National Local Government Customer Service Awards; and
- Council was named as an Employer of Choice at the 2019 Australian Business Awards.

## **PART B – December 2019 Quarterly Budget Review**

### **Financial Performance**

Following a review of the second quarter's financial performance, Council's broader financial position continues to reflect a Net Result of negative \$8.8M. Once adjusted for one-off capital grants and contributions (which establishes/provides the true result of managing our day-to-day operations), Council's net result further declines to negative \$40.1M.

As has been discussed with Councillors, whilst the negative net result does not present any immediate financial concerns, it does convey Council's inability to adequately fund (in the long term):

- the replacement of our infrastructure assets (Depreciation Expense);
- pressure to both align and/or increase service levels across the local government area;
- exponential increases in non-discretionary costs, such as the emergency services levy, local government election costs and waste levies; and
- recoup the loss of rating revenue to fund services/capital (ie. former Canterbury Council Special Rate Variation - \$5M).

Council's long term financial plan demonstrates that we must look to address the imbalance and importantly develop a path which ensure we remain financially sustainable.

As is the case each quarter, Council's ongoing commitment to refining/reviewing our cost-base, particularly through ongoing efficiency improvements throughout our operations, ensures that we are making every effort to deal with the pressures, as noted above.

Throughout this review, Council Operating Result has improved by \$4.9M (or \$0.5M when adjusted for one-off capital grants and contributions), when compared to the result forecast as part of the September revision process. A summary of the major proposed changes is outlined in attachment D.

Separately, Council's capital works and acquisition program is now expected to be \$111.3M, having decreased by \$6.3M for this quarter. The variation largely relates to a timing adjustment of budgeted expenditure where projects will not be completed or commenced within the 2019/20 financial year and have now been rescheduled to the 2020/21 financial year. These adjustments are a part of Council's ongoing review which ensures that the capital works and acquisition program reflects the forecast pattern of expenditure.

In reflecting the adjustments made as a part of this revision, Council's level of cash and cash equivalents is expected to increase by approximately \$11.2M (assuming no carryovers exist at 30 June 2020).

As part of its ongoing reviews to services and its operations, Council organisational structure will increase by two positions (temporary appointments for two years) to assist with implementing Council's Leisure & Aquatics Strategic Plan. As a result, the full time establishment number will now be set at 1415. This change does not result in any additional funding or resources.

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

### **Conclusion**

The Quarterly Report (Attachments A and B) provide a progress report for the second quarter of Council's 2019/20 Operational Plan. The provision of this report ensures Council is meeting its obligations under the Integrated Planning and Report Framework and contributes to the ongoing enhancement of good governance across Council. The data contained within these reports will also be made available on Council's website.



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## Governance and Administration Matters - 25 February 2020

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### **ITEM 7.2                   Matters Determined Under Delegated Authority 12 December 2019 to 24 February 2020**

**AUTHOR                   Corporate**

#### **PURPOSE AND BACKGROUND**

To provide Council with a summary of any matters determined under Delegated Authority by His Worship the Mayor and the General Manager whilst Council was in recess i.e. the period 12 December 2019 to 24 February 2020.

#### **SUMMARY OF MATTERS DETERMINED**

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##### **ITEM 1     Council Submission to the Office of Local Government on the New Risk Management and Internal Audit Framework Discussion Paper.**

###### **Determination**

That:

1. That the recommendations contained in the minutes of the Audit Risk and Improvement Committee meeting held on 4 December 2019, be adopted; and
2. That Council's submission to the Office of Local Government in response to the New Risk Management and Internal Audit Framework discussion paper, be approved.

##### **ITEM 2     Belmore Bowling Club – Approval sought for mandatory public exhibition of proposed lease**

###### **Determination**

That:

1. The Proposed lease of the Belmore Bowling Club site in Leylands Parade, Belmore to the Belmore Bowling and Recreation Club Ltd, for the period 18 April 2020 to 17 April 2023, on the terms and conditions as outlined in the report, be placed on public exhibition, pursuant to the provisions of the Local Government Act, 1993.
2. A further report be presented to Council following the completion of the public exhibition process.

**ITEM 3 Execution of New Lease Granted pursuant to Exercise of Option – Earlwood Bardwell Park RSL Bowling Club – 134 Woolcott Street, Earlwood.**

**Determination**

That:

1. Council note the exercise of the option provided for by the Earlwood-Bardwell Park RSL Club, as outlined in the report.
2. Council enter into a new five year lease with the Club and the General Manager be authorised to sign all relevant documentation, as required.

**ITEM 4 Council Bushfire Appeal**

**Determination**

That:

1. Council endorse the proposed approach to responding to the NSW bushfire crisis, as outlined in the report.
2. The General Manager be delegated authority to implement all administrative arrangements and/or requirements, as required.
3. Council be provided with a further report regarding the matter at its February 2020 Ordinary Meeting

**RECOMMENDATION**

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That the information be noted.

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

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- A. Matters Determined Under Delegated Authority 2019-2020



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## Governance and Administration Matters - 25 February 2020

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**ITEM 7.3**                      **Cash and Investment Report as at 31 December 2019 & 31 January 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 December 2019 and 31 January 2020.

### **RECOMMENDATION** That -

1. The Cash and Investment Report as at 31 December 2019 and 31 January 2020 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

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

- A. CPG Research & Advisory Jan 20 Monthly Investment Report
- B. CPG Research & Advisory December 19 Monthly Investment Report

## **POLICY IMPACT**

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

## **FINANCIAL IMPACT**

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

## **COMMUNITY IMPACT**

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

## DETAILED INFORMATION

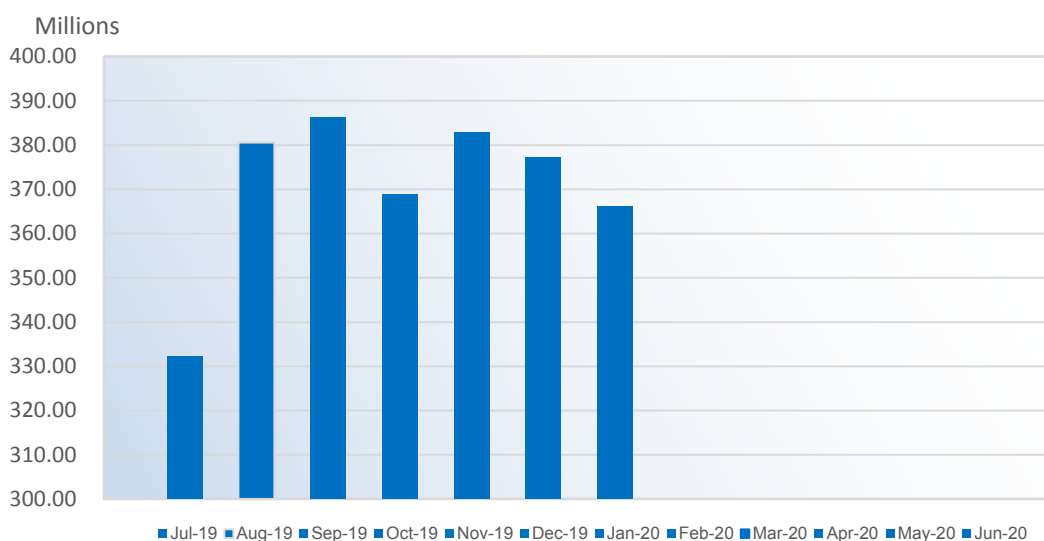
### Cash and Investment Summary – as at 31 January 2020

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

<b>Cash and Investments</b>	<b>\$</b>
<b>Cash at Bank</b>	1,430,984
<b>Deposits at Call</b>	32,415,646
<b>Term Deposits</b>	263,921,000
<b>Floating Rate Notes</b>	68,343,102
<b>Total Cash and Investments</b>	<b>366,110,732</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 2019 to June 2020.

**Cash and Investment Rolling Monthly Balance 2019-2020**



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

<b>Interest Income</b>	<b>Jan 2020 \$</b>	<b>Year-to-date Jan 2020 \$</b>
<b>Budget</b>	773,750	5,416,250
<b>Actual Interest</b>	692,144	5,238,270
<b>Variance</b>	(81,606)	(177,980)
<b>Variance (%)</b>	(10.55%)	(3.29)

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>	9	100
<b>Working Capital Funds (0-3 months)</b>	13	100
<b>Short Term (3-12 months)</b>	21	100
<b>Short – Medium (1-2 years)</b>	23	70
<b>Medium (2-5 years)</b>	34	50
<b>Long Term (5-10 years)</b>	0	5
<b>Total Cash and Investments</b>	100%	

<b>Portfolio Allocation</b>	
	<b>Actual % of Portfolio</b>
<b>Cash at Bank</b>	0.4
<b>Deposits at Call</b>	8.9
<b>Term Deposits</b>	72.1
<b>Floating Rate Notes</b>	18.6
<b>Total Cash and Investments</b>	100%

## DETAILED INFORMATION

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### Cash and Investment Summary – as at 31 December 2019

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

Cash and Investments	\$
Cash at Bank	307,371
Deposits at Call	53,594,170
Term Deposits	254,921,000
Floating Rate Notes	68,343,102
<b>Total Cash and Investments</b>	<b>377,165,643</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 2019 to June 2020.

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

Interest Income	Dec 2019 \$	Year-to-date Dec 2019 \$
Budget	773,750	4,642,500
Actual Interest	708,250	4,546,126
Variance	(65,500)	(96,374)
Variance (%)	(8.47%)	(2.08)

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

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

Maturity Profile		
	Actual % of Portfolio	Policy Limits %
Cash	14	100
Working Capital Funds (0-3 months)	11	100
Short Term (3-12 months)	23	100
Short – Medium (1-2 years)	18	70
Medium (2-5 years)	34	50
Long Term (5-10 years)	0	5
<b>Total Cash and Investments</b>	<b>100%</b>	

<b>Portfolio Allocation</b>	
	<b>Actual % of Portfolio</b>
<b>Cash at Bank</b>	0.1
<b>Deposits at Call</b>	14.2
<b>Term Deposits</b>	67.6
<b>Floating Rate Notes</b>	18.1
<b>Total Cash and Investments</b>	100%

## **8 SERVICE AND OPERATIONAL MATTERS**

The following item is submitted for consideration -

8.1 Child Friendly City Action Plan

97





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## Service and Operational Matters - 25 February 2020

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### ITEM 8.1                      **Child Friendly City Action Plan**

**AUTHOR**                      **Community Services**

#### **PURPOSE AND BACKGROUND**

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The purpose of this report is to provide a summary of the feedback received on the Draft Child Friendly City Action Plan, outline minor changes and present the updated plan for adoption and implementation.

At the Ordinary Council Meeting held on 22 October 2019 the Draft Child Friendly City Action Plan was endorsed to be placed on public exhibition for comment and feedback. The exhibition period was from 24 October until 22 November 2019.

#### **ISSUE**

---

The Child Friendly City Action Plan will form the strategic direction for Council on the provision of activities, services and facilities that support Council on a journey to be a Child Friendly City. It will guide Council in collaborating with internal and external stakeholders, inform our key focus areas for service development, and act as a platform for advocating for improvements.

#### **RECOMMENDATION**

---

That Council adopt the Child Friendly City Action Plan and begin implementing the priority actions.

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

---

- A.    Child Friendly City Action Plan 2020
- B.    Child Friendly City Action Plan Submissions Table

## **POLICY IMPACT**

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The Child Friendly City Action Plan contributes to the CBCity 2028 Safe and Strong destination. The Child Friendly City Action Plan is also consistent with the actions proposed in Council's Youth Action Plan, which also draws upon the Child Friendly Cities Framework.

## **FINANCIAL IMPACT**

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The Plan provides short and medium term actions as well as ongoing strategic direction for the future of our City as Child Friendly. The Plan involves across many Departments of Council and links to the work of some strategies and plans that are already adopted, funded and under implementation, and other actions that should be considered in the preparation of future delivery programs and operational planning budgets. A number of the proposed actions relate to Council's role in advocacy or referral to other Government Departments and require no additional funding.

## **COMMUNITY IMPACT**

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The vision of the Child Friendly City Action Plan is to be a child friendly city; in which the voices, needs, priorities and rights of children are an integral part of public policies, programs and decisions. The journey to being a child friendly city is one of continuous improvement in all aspects of our City, to ensure the safety, welfare and well-being of children. The Plan will guide Council not just in its work with and for children, but also in how it works with other organisations, government departments, the community and key stakeholders to continuously improve our City, services and facilities for children.

## DETAILED INFORMATION

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The Plan is a document to guide the actions and strategic priorities for children over time. A large number of the goals and actions are deemed ongoing, in recognition of the fact that to be truly child friendly involves ongoing commitment. Placing children as our priority, asking their opinions, listening and considering them seriously, giving them a voice in the present and the future of our City, means a cyclical process of consultation, implementation, and review. With many of Council's units already contributing to the proposed outcomes for a Child Friendly City, there is an opportunity for a whole of Council approach to ensure time, our people and other resources are well utilised for a common goal.

### Public Exhibition process

Following endorsement at the October Council meeting, the draft version of the document was placed on public exhibition from 24 October to 22 November 2019 to seek further feedback from the community and stakeholders.

As part of this process a number of tools were used to engage with stakeholders, and specifically Council's "Have your Say" web page at which all advertising and communication was targeted. The exhibition was also promoted on Facebook, LinkedIn and Twitter. The document was displayed at libraries, children's centres, and customer service centres, and presented at several Reference Group, Interagency and Network meetings.

### Summary of public submissions

In terms of engagement there were 257 people who viewed the "Have your Say" exhibition page and 45 people downloaded the draft plan. Six people and businesses made written submissions, five via the online form and one via direct email.

Half of submissioners supported the plan and half partially supported the plan. No submission indicated that they do not support the plan. Submissions raised a wide range of feedback with strong support for many actions, and some concerns around the following themes:

- Action on climate change is key to, and a UNICEF requirement for, becoming a child friendly city. Raise targets for sustainability and renewable energy.
- Heat mitigation through increased tree canopy.
- Creches at pools to make access easier for parents & carers.
- Increase micromobility trails throughout neighbourhoods and town centres so that parents and children can walk, cycle and scooter together.
- Encourage uptake of electric vehicles and bicycles.
- Make our town centres more walkable and child friendly.
- Medium and high-density developments should be supported by easy and integrated access to green spaces.
- Support for a City activation strategy that brings people together through more multi-purpose intergenerational spaces.

- Safe fencing so that vehicle drivers can see children approaching.

Please see attached external submissions table for further detail regarding feedback and Council's response.

It should be noted that during the exhibition period, feedback was also received from internal stakeholders. After considering both the external and internal feedback, minor amendments have been made to the Plan. Council will respond to all submissions. Council will then use the plan to guide initiatives supporting children's rights in our City.

## **9 COMMITTEE REPORTS**

The following items are submitted for consideration -

- |     |   |     |
|-----|---|-----|
| 9.1 | Minutes of the Prosperity & Innovation Reference Groups Meetings  | 103 |
| 9.2 | Minutes of the Traffic Committee Meeting held on 11 February 2020 | 107 |



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## Committee Reports - 25 February 2020

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**ITEM 9.1**                      **Minutes of the Prosperity & Innovation Reference Groups Meetings**

**AUTHOR**                      **Corporate**

### **PURPOSE AND BACKGROUND**

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

The Prosperity & Innovation Advisory Committee has not met due to a lack of quorum. The minutes of the Reference Groups that report to this Advisory Committee are attached.

### **ISSUE**

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

### **RECOMMENDATION**

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That the minutes of the Prosperity & Innovation Reference Groups meetings be endorsed.

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

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- A. Minutes of the Arts & Culture Reference Group meeting held on 27 November 2019
- B. Minutes of the Lakemba Ramadan Event Reference Group meeting held on 9 December 2019

## **POLICY IMPACT**

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

## **FINANCIAL IMPACT**

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

## **COMMUNITY IMPACT**

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



## **DETAILED INFORMATION**

---

The recommendations and requested Council actions from the Prosperity & Innovation Advisory Committee related Reference Groups are listed below.

### **Attachment**

#### **A. Minutes of the Arts & Culture Reference Group meeting held on 27 November 2019**

##### **Item 3: Creative City Strategic Plan 2019-2029**

THAT

1. The Arts & Culture Reference Group's strong support for the Creative City Strategic Plan actions below be noted:
  - 1.04 Investigate opportunities for a showcase space in Bankstown to enhance the creative offerings in the area with external partners.
  - 1.05 Review Bankstown Arts Centre's purpose, mission and tenancies.
2. Council consider the proposal for a Creative Commons / Bankstown Arts Centre Culture Precinct.
3. The Creative Commons / Bankstown Arts Centre Culture Precinct be considered in conjunction with the review of Council's facilities usage and the Complete Streets Program.
4. Council consider investigating methods to secure developers contribution for public artworks, as well as the strengthening of policy and process to ensure quality public artwork outcomes.



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## Committee Reports - 25 February 2020

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**ITEM 9.2**                      **Minutes of the Traffic Committee Meeting held on 11 February 2020**

**AUTHOR**                      **Operations**

### **PURPOSE AND BACKGROUND**

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Attached are the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 11 February 2020.

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

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

### **ISSUE**

---

Recommendations of the Canterbury Bankstown Council Traffic Committee meeting.

### **RECOMMENDATION**

---

That the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 11 February 2020, be adopted.

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

---

A.     Minutes of the Traffic Committee Meeting held on 11 February 2020

## **POLICY IMPACT**

---

This matter has no policy implications to Council.

## **FINANCIAL IMPACT**

---

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

## **COMMUNITY IMPACT**

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

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

The following items are submitted for consideration -

10.1 Notice of Motions	111
10.2 Condolence Motion - Abdallah and Sakr Families	113
10.3 Thank You - Bushfire Response	115
10.4 Resourcing the Georges River National Park	117
10.5 Flood Depth Markers	119
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10.7 Canterbury Bankstown Monopoly Edition	123
10.8 We Say No to Racism	125
10.9 Restore the Inner West Line	127



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## Notice of Motions & Questions With Notice - 25 February 2020

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

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

### **ISSUE**

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

### **RECOMMENDATION**

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That the information be noted.

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

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- A. Notices of Motion Status Table
- B. Correspondence sent in relation to Notices of Motion
- C. Correspondence received in relation to Notices of Motion





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## Notice of Motions & Questions With Notice - 25 February 2020

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### **ITEM 10.2                      Condolence Motion - Abdallah and Sakr Families**

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

“That Council extends to the families and friends of Antony, Angelina and Sienna Abdallah and Veronique Sakr its deepest and heartfelt condolences for your loss.”

### **BACKGROUND**

---

We were all, I am sure, shocked and saddened to hear of the tragic death of siblings Antony, Angelina and Sienna Abdallah and their cousin Veronique Sakr after they were struck by a vehicle, allegedly driven by a drunk driver, while they were doing the most innocent of things: taking an evening walk to get ice cream in Oatlands.

The death of any child is of course a tragedy, but for this family to lose their beloved children in this manner, is heartbreaking; we all feel their grief.

To the Abdallah and Sakr families, their friends and their schools, I can only extend to you our deepest and heartfelt condolences for your loss and I honour your strength and courage and your willingness to forgive. In the face of the unthinkable, you have shown us the ultimate in humanity. And to their cousins still in hospital following the accident, we also wish you a speedy recovery.

### **GENERAL MANAGER’S COMMENT**

---

I too, on behalf of staff, extend my sympathies to the Abdallah and Sakr families. Our staff come from all corners of Sydney yet each, I am sure, were affected by this tragedy and feel for the families. Council will write to the families to convey the message of condolence.



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## Notice of Motions & Questions With Notice - 25 February 2020

---

### **ITEM 10.3                      Thank You - Bushfire Response**

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

“That Council presents certificates of appreciation to the local community groups that responded to the humanitarian relief associated with the Black Summer Bushfire Crisis.”

### **BACKGROUND**

---

It seems remarkable that we are now recovering from recent flooding, but we should not let this distract us from the enormous response our local community mounted, during the Black Summer Bushfire Crisis, as it is becoming known.

The images from this summer will forever haunt us: the blood-red skies over Mallacoota, families sheltering on beaches as the flames burn to the shore-line and flames towering over homes, businesses and forests.

But for many in our community, these images stirred within them a deep yearning to help, in any way they could. Despite not being directly affected, virtually every community group within our City have, in their own way, contributed to the humanitarian effort, in support of our fellow Australians who have been directly affected; who have lost loved ones, homes, businesses, pets and livestock and who have lived through the trauma of this summer.

I could not be more proud of our community and how they have responded in our fellow Australian’s darkest months of need. I would encourage everyone to visit the Facebook page, Side by Side – Our Community Standing With Yours, to see the positive impact our community has been able to have on those communities impacted.

Their number are too great to list here, but in recognition of their efforts, I propose that Council provide those that we are aware of with a certificate of appreciation on behalf of our community.

### **GENERAL MANAGER’S COMMENT**

---

Council can prepare and distribute certificates to thank those community groups that assisted with the humanitarian response and that it is possible to identify. The cost of this will be kept to a maximum of \$250 and can be funded from Council’s Community Grants and Event Sponsorship Program.



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## Notice of Motions & Questions With Notice - 25 February 2020

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### **ITEM 10.4                      Resourcing the Georges River National Park**

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

“That Council write to the Minister for the Environment, asking the Minister to clarify what, if any, measures will be taken by the National Parks and Wildlife Service to prevent the ignition and spread of fires in the Georges River National Park.”

### **BACKGROUND**

---

This summer has been one marked by the most extensive and severe bushfires our State has ever seen. Our own City has felt the heat of these fires, but fortunately Sydney has largely been spared the destruction that we have seen from the Queensland to Victorian border.

Notwithstanding this, now is not the time to sit back; it is the time to reflect and consider how we can manage fires, as they will inevitably come, in our City and specifically in the Georges River National Park.

There have been reports that land management and firefighting capability have both been substantially reduced in response to budget cuts by the NSW Government. I understand that this has not only seen reduced resources and numbers of staff, but the loss of key experienced staff who have the knowledge and history to address these concerns.

My fear is that our residents are living adjacent to a growing fire risk in the form of the Georges River National Park and there is nothing the NSW Government is doing to address this.

### **GENERAL MANAGER’S COMMENT**

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



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## Notice of Motions & Questions With Notice - 25 February 2020

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### **ITEM 10.5                      Flood Depth Markers**

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

“That Council, in light of the recent floods undertake the appropriate process in reviewing the adequacy of existing flood depth markers and the need for any additional markers on Council’s local road network.”

### **BACKGROUND**

---

The recent heavy rains has resulted in significant localised flooding in parts of our City, surpassing the 1988 flood level, causing damage to private property, local infrastructure, fallen trees and power lines and inconvenience by blocking access along roadways.

Even slow moving floodwaters can be dangerous, concealing dangerous currents or damaged infrastructure below its surface.

Whilst most long term residents have local knowledge of where flooding typically occurs in their area, many new residents and visitors do not. We’ve all witnessed motorists pushing the boundaries attempting to drive through flooded roadways only to have their vehicles stall, often requiring others to put their lives on the line to rescue them.

I believe that a simple, effective and inexpensive method of alerting the public of known flood prone areas is by installing flood level markers in appropriate locations. A flood level marker is a graduated post or pole placed adjacent to a flood prone area designed to indicate the depth of water during a flood event.

Although motorists should never attempt to drive through water covering the road, flood level markers will at least inform motorists and the general public on how deep the water in a specific location during a flood event and hopefully discourage vehicle and pedestrian thoroughfare.

## **GENERAL MANAGER'S COMMENT**

---

The use of flood markers is generally determined using a risk-based approach. The NSW SES are the combat agency for flooding in NSW and Council will request that they, through the Local Emergency Management Committee, include these markers in any review undertaken in response to the recent flood event. There are no cost implications arising from the propose motion, as written.



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## Notice of Motions & Questions With Notice - 25 February 2020

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### **ITEM 10.6            Policing during Public Holidays**

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

“That Council meets with the Bankstown Local Area Command, to understand its resourcing needs, to enable greater targeting of anti-social behaviour on public holidays.”

### **BACKGROUND**

---

Many would have seen the images of the aftermath of a night of illegal fireworks at Walshaw Park on New Year’s Eve. The scorched grass, hundreds of spent fireworks boxes and other rubbish left strewn across the Park is nothing short of an absolute disgrace, as was the damage to buildings, fences and signage.

An unknown number of criminals responsible for this, acted without fear of being caught. They broke the law and many of them will likely never be held to account. And what is worse, this is not the first time this has happened.

Policing is difficult at the best of times but if there are resources that are needed from other LAC’s or simply more resources put into our areas, then we would like to help.

I propose that Council work with the Bankstown LAC to understand its needs to better target this anti-social behaviour and I hope that the NSW Government can provide them with what they need to get the boots on the ground when the calls for help come.

### **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 - 25 February 2020

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### **ITEM 10.7                      Canterbury Bankstown Monopoly Edition**

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

“That Council:

1. Develop a Canterbury Bankstown Monopoly edition to celebrate, promote and support pride in our City;
2. Seek community input to select important local landmarks, places, spaces and institutions; and
3. Promote the Canterbury Bankstown Monopoly edition board game.”

### **BACKGROUND**

---

Canterbury Bankstown has a heart and history that we should all be proud of. Situated in the heart of Sydney, we are the largest Council in the state in terms of population and have many great, places and spaces for residents and visitors to enjoy.

Recently I came across a unique way to celebrate and promote our City. It's by developing our own specifically designed Canterbury Bankstown Monopoly Board game.

It would be based on the traditional Monopoly game with street locations and other spaces replaced with local attractions, famous places, parks and services. This is not only a unique way to share what makes this City special, but to also demonstrate the City of Canterbury Bankstown as one.

I'd love to have the City of Canterbury Bankstown immortalised on a Monopoly board.

Who needs Trafalgar Square, Mayfair and Piccadilly when you can purchase Canterbury Road, the Bankstown Bunker or the Georges River National Park?

While not every amazing place in Canterbury Bankstown can appear on the board, there is an opportunity to engage with the community to seek feedback on what sites, places or things to include that demonstrates what this City has to offer.

It is anticipated that the sale of the game would cover all production costs.

Monopoly is a much loved timeless board game that connects family and friends. I understand that this initiative has been very popular when introduced in other cities around the world and believe it will be a great thing our local families will want in their home. I have no doubt that Canterbury Bankstown Monopoly Edition will be the gift of choice this Christmas.

## **GENERAL MANAGER'S COMMENT**

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It is anticipated that the sale of the game will cover the production costs, however any shortfall that may be encountered can be covered from existing adopted operational budget.

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## Notice of Motions & Questions With Notice - 25 February 2020

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### **ITEM 10.8                      We Say No to Racism**

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

“That Council promotes the message of inclusivity through its established communication channels, especially to support our Chinese community and all businesses that have been affected by the Coronavirus outbreak.”

### **BACKGROUND**

---

In some places, both here in Australia and overseas, I am aware of racism being targeted toward people of Chinese decent, either being fuelled or enable by the outbreak of Coronavirus. Similarly, a range of businesses are being impacted either through their association as Chinese businesses or because of a reliance on other impacted businesses.

Here in Canterbury Bankstown, we are a diverse and inclusive City, whose people come from all corners of the globe. It is a characteristic of our community that I am proud of and one that ought to be cherished. And while I am not aware of instances of racism being experienced, as has been the case elsewhere, I believe it would be good to promote a message of inclusivity at this time.

Further, we need our community to continue to support all our local businesses, but particularly those that have been impacted by this global health emergency.

### **GENERAL MANAGER’S COMMENT**

---

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



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## Notice of Motions & Questions With Notice - 25 February 2020

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### **ITEM 10.9            Restore the Inner West Line**

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

“That Council writes to the NSW Government in support of the restoration of the Inner West Line.”

### **BACKGROUND**

---

I note that the NSW Government is currently consulting on a number of options for integrating the Sydney Metro Southwest line. And with a significant number of our residents effected, there is a place for us to have our say.

In my mind, the answer is simple, that Transport for NSW effectively restores the Inner West Line, which was abandoned six years ago. This would see services operate between Liverpool and the City Circle running via Regents Park with shuttle train service operating between Lidcombe and Bankstown.

### **GENERAL MANAGER’S COMMENT**

---

If supported, a submission will be made.





## **11 CONFIDENTIAL SESSION**

11.1 Property Matter - Waterloo Road Greenacre

11.2 Property Matter - 85 Carlingford Street, Sefton

# **General Manager's Statement**

## **Confidentiality**

Councillors and staff are reminded of their obligations in respect to the need for confidentiality and not disclose or otherwise misuse the information which is about to be discussed, failure to do so could result in a reference to the NSW Civil and Administrative Tribunal and/or result in a prosecution in accordance with Sec. 664 of the Act for which the maximum penalty is \$5,500.

## **CONFIDENTIAL SESSION**

Section 10A(2) of the Local Government Act, 1993 provides that Council may, by resolution, close to the public so much of its meeting as comprises the receipt or discussion of matters as listed in that section, or for any matter that arises during the course of business during the meeting that should be treated as confidential in accordance with Section 10(2) of the Act.

Council's Agenda for this meeting contains reports that meet the criteria specified in Section 10A(2) of the Act. To consider these reports in confidential session, Council can adopt the following recommendation:

### **RECOMMENDATION**

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

#### **Item 11.1 Property Matter - Waterloo Road Greenacre**

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

#### **Item 11.2 Property Matter - 85 Carlingford Street, Sefton**

*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.*