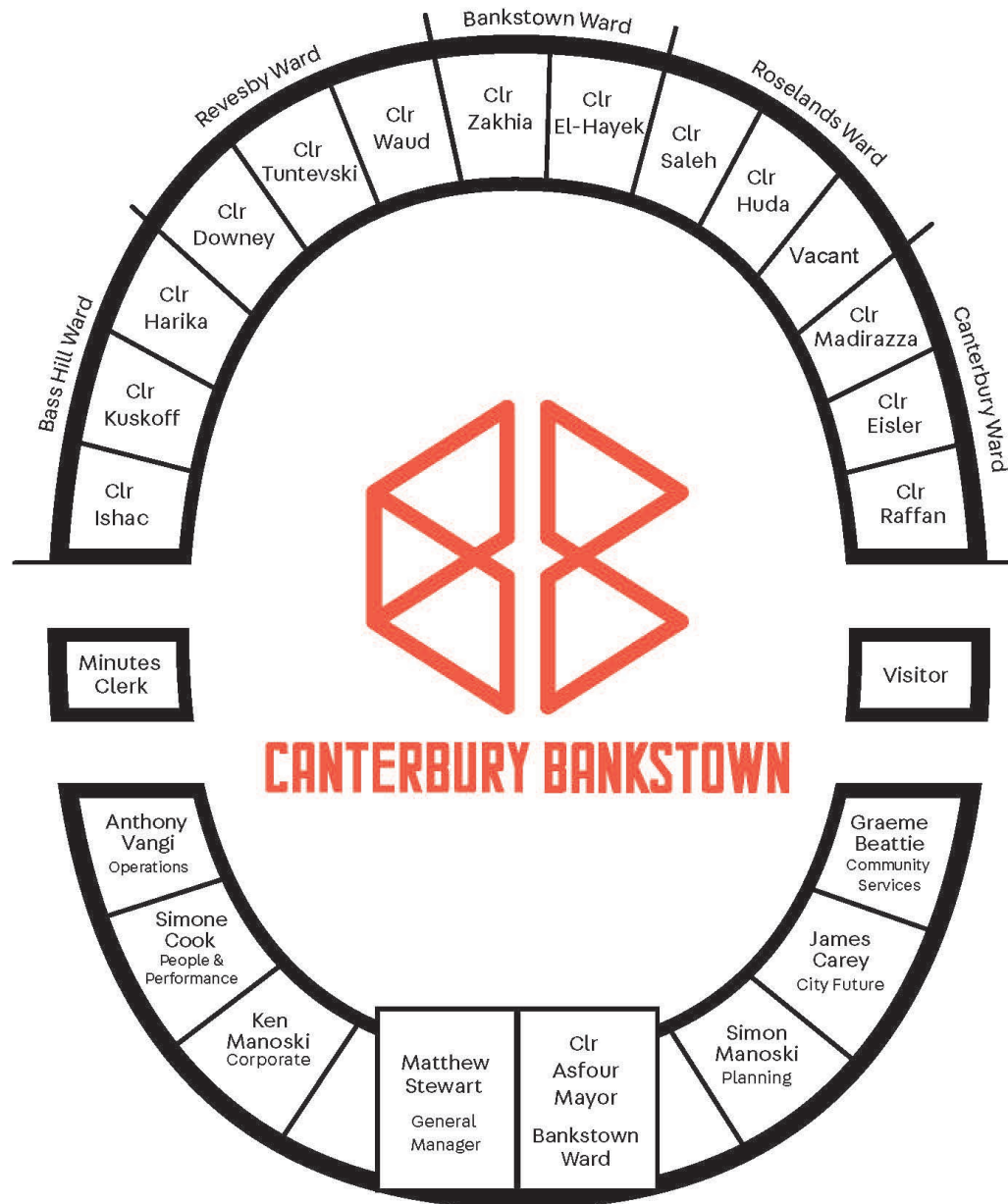




AGENDA FOR THE ORDINARY MEETING

22 September 2020

Gallery



ORDER OF BUSINESS

1	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	5
1.1	Minutes of the Ordinary Meeting of Council of 25 August 2020	7
2	LEAVE OF ABSENCE.....	21
3	DECLARATIONS OF PECUNIARY INTEREST OR NON-PECUNIARY CONFLICT OF INTEREST.....	23
4	MAYORAL MINUTES	25
4.1	Scrapping Fees	27
4.2	Taking Care of Business	29
4.3	Arts, Culture & Ecology	31
4.4	Local Community Based Donations	33
5	PLANNING MATTERS	35
5.1	Application to amend Bankstown Local Environmental Plan 2015: 1 Leicester Street, Chester Hill (Chester Square)	37
6	POLICY MATTERS.....	73
7	GOVERNANCE AND ADMINISTRATION MATTERS	75
7.1	Local Government NSW - Annual Conference and Consideration of Motions	77
7.2	Stronger Communities Fund - Quarterly Progress Report	85
7.3	Cash and Investment Report as at 31 August 2020	91
8	SERVICE AND OPERATIONAL MATTERS	95
8.1	Release of Drainage Easement and Creation of a New Drainage Easement for 246 Miller Road, Villawood	97
9	COMMITTEE REPORTS	101
9.1	Minutes of the Traffic Committee Meeting held on 8 September 2020	103
9.2	Minutes of the Audit Risk and Improvement Committee meeting held on 12 August 2020	105
10	NOTICE OF MOTIONS & QUESTIONS WITH NOTICE	107
10.1	Notice of Motions	109
10.2	Youth Week April 2021	111
10.3	Canterbury Hospital	113
10.4	Unregistered and Abandoned Vehicles	115
10.5	Swooping Magpies	117

10.6	Promoting CBCity as a Destination	119
10.7	Community Wellbeing	121
10.8	School Zone Maintenance Shortfall	123
10.9	Fitzpatrick Park - Georges River National Park	125
10.10	Bill Delauney Reserve	127
10.11	Stamping Out Racism in Local Sports	129
10.12	Climate Change	131
10.13	Encouraging Native Insects in Urban Areas	133
10.14	Sandakan Road - Commemorative Plaque	135
10.15	Kennedy St & Ferndale Rd Round-a-Bout	137
11	CONFIDENTIAL SESSION.....	139
11.1	T01-20 Tender for Tree Pruning Services	
11.2	RFP01-21 - Placement and Management of Clothing Bins on Council Land	

1 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The following minutes are submitted for confirmation -

1.1	Minutes of the Ordinary Meeting of Council of 25 August 2020	7
-----	--	---

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 AUGUST 2020

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

PRESENT BY AUDIO
VISUAL LINK: Councillors Kuskoff, Huda, Raffan, Eisler

APOLOGIES: Nil

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

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**
(1030) **CLR. DOWNEY:/CLR. ZAKHIA**

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

- CARRIED

SECTION 2: **LEAVE OF ABSENCE**
Nil

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

In respect of Item 4.3 – Local Community Based Donations, Clr El-Hayek declared a significant, Non Pecuniary Conflict of Interest due to his working association with Human Appeal Australia and he would vacate the Chamber taking no part in debate.

In respect of Item 6.1 – Community Gardens and Nature Strip Gardens Policy, Clr Saleh declared a significant, Non Pecuniary Conflict of Interest due to her working association with Riverwood Community Centre who operate a community garden and she would vacate the Chamber taking no part in debate.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 AUGUST 2020

In respect of Item 11.5 – Voyager Point Footbridge, Cllr Tuntevski indicated that should the item be considered following a resolution of urgency he would declare a significant, Non Pecuniary Conflict of Interest due to his employment with Liverpool City Council and he would vacate the Chamber taking no part in debate.

SECTION 4: MAYORAL MINUTES

ITEM 4.1 CONDOLENCES TO LEBANON

(1031) CLR. ASFOUR

RESOLVED that Council write to the Lebanese Ambassador in Australia, on behalf of our community, and offer our condolences and support to the people of Lebanon who like the symbolic Cedar Tree have shown strength and resilience through yet another tragic chapter in their history.

- CARRIED

COUNCIL OBSERVED A MINUTES SILENCE IN MEMORY OF THE VICTIMS OF THE LEBANON DISASTER.

ITEM 4.2 PUBLIC ACCOUNTABILITY

(1032) CLR. ASFOUR

RESOLVED that I

1. Council note the submission forwarded to the chairperson of the public accountability committee.
2. Council support the Mayors request to appear on behalf of council at the Inquiry into the Integrity, Efficacy and Value for Money of NSW Government Grant Programs.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 AUGUST 2020

ITEM 4.3 LOCAL COMMUNITY BASED DONATIONS

In respect of item 4.3 – Local Community Based Donations, Clr El-Hayek declared a significant, Non Pecuniary Conflict of Interest due to his working association with Human Appeal Australia and he would vacate the Chamber taking no part in debate.

CLR EL HAYEK TEMPORARILY LEFT THE MEETING AT 6.16PM AND RETURNED AT 6.17PM.

(1033) CLR. ASFOUR

1. RESOLVED that Council support Human Appeal Australia's Lebanon Emergency Appeal through a \$2,000 donation.
2. Council support the National Breast Cancer Foundation and the efforts of Councillor George Zakhia through a \$2,000 donation.
3. Council support the request from the VCA with the installation of a plaque through a \$2,000 donation.
4. These funds to be made available from Council's Community Grants and Events Sponsorship budget.

- CARRIED

SECTION 5: PLANNING MATTERS

ITEM 5.1 APPLICATION TO AMEND BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015: 167 HUME HIGHWAY, GREENACRE

(1034) CLR. MADIRAZZA:/CLR. WAUD

RESOLVED that

1. Council prepare and submit a planning proposal to seek a Gateway Determination for the following amendments to Bankstown Local Environmental Plan 2015:
 - (a) Permit a minimum floor space ratio of up to 0.3:1 for non-residential purposes within a maximum FSR for the whole site of up to 1.3:1.
 - (b) Permit a maximum building height of 20 metres (six storeys), 17 metres (five storeys), and 11 metres (three storeys).
 - (c) Rezone part of 167 Hume Highway, Greenacre from Zone B6 Enterprise Corridor to Zone RE1 Public Recreation.
 - (d) Reduce the depth of the 11 metre building height control along the Hume Highway for residential purposes from 20 metres to 12 metres.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 AUGUST 2020

- (e) For consistency, the change recommended in (d) also be applied to the adjoining sites at 165 and 185 Hume Highway, Greenacre.
2. Council seek authority to exercise the delegation in relation to the plan making functions under section 3.36(2) of the Environmental Planning and Assessment Act 1979.
3. Subject to the issue of a Gateway Determination, Council address the conditions and exhibit the planning proposal, and the matter be reported to Council following the exhibition.
4. Council prepare and exhibit DCP amendments to support the planning proposal and the matter be reported to Council following the exhibition.
5. A planning agreement be prepared and exhibited concurrently with the planning proposal, noting that development contributions for any future development of this site will be payable in addition to the planning agreement offer.
6. The planning agreement be reported to Council with the planning proposal following the exhibition.

- CARRIED

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

Against:- Clrs El-Hayek and Saleh

ITEM 5.2 **REPORT ON COUNCIL'S PERFORMANCE IN THE ASSESSMENT OF DEVELOPMENT APPLICATIONS FOR THE 2019/20 FINANCIAL YEAR, CLAUSE 4.6 VARIATIONS APPROVED FOR THE FOURTH QUARTER OF THE 2019/20 FINANCIAL YEAR, AND PLANNING RELATED LEGAL APPEALS**

(1035) **CLR. ISHAC:/CLR. TUNTEVSKI**
RESOLVED that the report be noted.

- CARRIED

SECTION 6: POLICY MATTERS

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 AUGUST 2020

ITEM 6.1 COMMUNITY GARDENS AND NATURE STRIP GARDENS POLICY

In respect of Item 6.1 – Community Gardens and Nature Strip Gardens Policy, Clr Saleh declared a significant, Non Pecuniary Conflict of Interest due to her working association with Riverwood Community Centre who operate a community garden and she would vacate the Chamber taking no part in debate.

CLR SALEH TEMPORARILY LEFT THE MEETING AT 6.20PM AND RETURNED AT 6.22PM

(1036) CLR. EISLER:/CLR. HARIKA

RESOLVED that

1. Council endorse the Nature Strip Gardens Policy and Community Gardens Policy and both policies to be placed on public exhibition.
2. A further report be submitted Council following public exhibition.

- CARRIED

ITEM 6.2 REVOCATION OF COUNCIL POLICIES

(1037) CLR. MADIRAZZA:/CLR. ISHAC

RESOLVED that Council revokes the former Council policies as outlined in the report.

- CARRIED

SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS

ITEM 7.1 REVIEW OF THE 2019/20 OPERATIONAL PLAN, DELIVERY PROGRAM AND BUDGET TO 30 JUNE 2020

(1038) CLR. MADIRAZZA:/CLR. WAUD

RESOLVED that

1. The quarterly review of the 2019/20 Operational Plan and six-monthly review of the Delivery Program to 30 June 2020 be noted, and the June 2020 Quarterly Budget Review Budget as outlined in this report be adopted.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 AUGUST 2020

2. Subject to the Federal Government approving Council's submission for the Local Roads and Community Infrastructure Program, Council's 2020/21 Budget be adjusted to reflect the proposed changes, as outlined in the report.
3. Council authorise the carryover of \$41.6M of funding to complete certain capital and operating projects commenced throughout the 2019/20 financial year, as outlined in the report.
4. Council apply all rates and charges written off during the year to its rating databases in satisfying its obligation under the Local Government Act 1993 and Local Government (General) Regulation 2005, as outlined in the report.
5. Council endorse the write-off of sundry debts for the 2019/20 financial year, as outlined in the report.

- CARRIED

ITEM 7.2
(1039)

CODE OF CONDUCT AMENDMENTS
CLR. ZAKHIA:/CLR. DOWNEY

RESOLVED that

1. Council note the amendments to the Model Code of Conduct, Model Code of Meeting Practice and the Procedures for Administering the Code.
2. Council adopt the required amendments to its Code of Conduct and Code of Meeting Practice, as attached.

- CARRIED

ITEM 7.3
(1040)

NAMING REQUEST FOR A RESERVE - CORNER HUME HIGHWAY AND MILLER ROAD, BASS HILL
CLR. HARIKA:/CLR. KUSKOFF

RESOLVED that

1. Council endorse the commencement of community consultation for the proposal to name the reserve on the corner of Miller Road and Hume Highway, Bass Hill, 'Dick Payten Park'.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 AUGUST 2020

2. A further report be provided to Council following on the outcomes of the community consultation process.

- CARRIED

ITEM 7.4 **PROPOSED LICENCE AGREEMENT WITH THE WESTERN SUBURBS MAGPIES JUNIOR AUSTRALIAN FOOTBALL CLUB**

(1041) **CLR. RAFFAN:/CLR. MADIRAZZA**

RESOLVED that

1. In principle Council agrees to enter into a five year Licence agreement, with a five year option, with the Western Suburbs Magpies Junior Australian Football Club subject to the outcome of the public exhibition process.
2. Following the public exhibition process, a report will be presented to Council before agreeing to proceed to enter into a Licence Agreement with WSMJAFL.
3. A clause be included into the Licence agreement that the current annual rental fee of \$1200 P/A will be applied until the updated Community Facilities Policy is adopted. Any changes to the rental amount will be applied to the agreement as per the provisions of the updated Community Facilities Policy.

- CARRIED

ITEM 7.5 **CASH AND INVESTMENT REPORT AS AT 31 JULY 2020**

(1042) **CLR. MADIRAZZA:/CLR. DOWNEY**

RESOLVED that

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

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 AUGUST 2020

SECTION 8: SERVICE AND OPERATIONAL MATTERS

ITEM 8.1 PAUL KEATING PARK 2020-2040 MASTERPLAN
(1043) CLR. RAFFAN:/CLR. EL-HAYEK

RESOLVED that

1. Council endorse the Paul Keating Park 2020-2040 Draft Masterplan for public exhibition, with a further report back to Council following exhibition.
2. Council submit an application under the Public Spaces Legacy Program to enable the delivery of Stage 1 of the Paul Keating Park Masterplan, the significant city-shaping unique playspace for Bankstown Central Business District.
3. Council write to the Honourable Paul Keating, seeking his feedback on the Masterplan and support for our vision for Paul Keating Park.

- CARRIED

ITEM 8.2 REVIEW OF STREET TREE REMOVAL - 172 NORTHAM AVENUE, BANKSTOWN
MOTION CLR. EL-HAYEK:/CLR. HARIKA

Having considered the matter Council agrees to the removal of the *Lophostemon conertus* (Brush Box tree) outside 172 Northam Avenue Bankstown.

AMENDMENT CLR. EISLER:/CLR. ZAKHIA

That the matter be deferred so Council Officers can consider the possibility of directional pruning and what effect that will have on the tree species, if any, and provide a further report to Council.

THE AMENDMENT WAS CARRIED AND BECAME THE MOTION.

(1044) CLR. EISLER:/CLR. ZAKHIA

RESOLVED that the matter be deferred so Council Officers can consider the possibility of directional pruning and what effect that will have on the tree species, if any, and provide a further report to Council.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 AUGUST 2020

SECTION 9: COMMITTEE REPORTS

ITEM 9.1 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 11 AUGUST 2020
(1045) CLR. HARIKA:/CLR. TUNTEVSKI

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

- CARRIED

SECTION 10: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

(1046) CLR. ZAKHIA:/CLR. ISHAC

RESOLVED that in accordance with Council's Code of Meeting Practice, Council adopts all the recommendations of the Notice of Motions and Questions with Notice with the exception of Items 10.8.

- CARRIED

ITEM 10.1 NOTICE OF MOTIONS
(1047) CLR. ZAKHIA:/CLR. ISHAC

RESOLVED that the information be noted.

- CARRIED

ITEM 10.2 COMMEMORATIVE CEDAR TREES
(1048) CLR. ZAKHIA:/CLR. ISHAC

RESOLVED that Council plants a pair of Cedar trees in two appropriate locations across the City, in memoriam to those who were killed, and the many hundreds of thousands impacted by the explosion in Beirut.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 AUGUST 2020

ITEM 10.3
(1049)

SUPPORTING BEIRUT

CLR. ZAKHIA:/CLR. ISHAC

RESOLVED that Council:

1. Writes to the Prime Minister and NSW Premier, thanking their respective Governments for the contribution of aid, support and empathy toward Lebanese people both in Lebanon and here in Australia, and
2. In writing to the Prime Minister, requests that the Federal Government, on behalf of the largest Arabic-speaking community in Australia, establishes a national fundraising appeal “Aussies for Lebanon” to raise money for food, clothing, shelter and emergency relief, and in doing so, make the necessary arrangements so donations are tax deductible.

- CARRIED

ITEM 10.4
(1050)

FACE MASKS

CLR. ZAKHIA:/CLR. ISHAC

RESOLVED that Council encourage the wearing of face masks during the COVID-19 pandemic in accordance with the NSW Chief Medical Officer’s advice, as an additional safety measure to keep our community safe and protect local jobs and our economy by making the City of Canterbury-Bankstown a Covid Safe City.

- CARRIED

ITEM 10.5
(1051)

BANKSTOWN BUNKER

CLR. ZAKHIA:/CLR. ISHAC

RESOLVED that Council writes to the NSW and Federal Governments, seeking the restoration and promotion of the former Air Defence Head Quarters site, known as the Bankstown Bunker, as a site of State and National significance.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 AUGUST 2020

ITEM 10.6
(1052)

MANAGING FOOTPATHS
CLR. ZAKHIA:/CLR. ISHAC

RESOLVED that Council investigate and provide a briefing on pedestrian accidents that have occurred over the last 18 months on both local street and shopping village footpaths, with the briefing to indicate the number of those incidents reported, their causes and the action taken by Council to help ensure that these accidents are less likely to occur again.

- CARRIED

ITEM 10.7
(1053)

NATIONAL BREAST CANCER FOUNDATION
CLR. ZAKHIA:/CLR. ISHAC

RESOLVED that Council promotes the National Breast Cancer Foundation and their Road to 2030: zero deaths from breast cancer by 2030.

- CARRIED

ITEM 10.8
MOTION

1 DONOVAN STREET REVESBY HEIGHTS
CLR. ZAKHIA:/CLR. ISHAC

That Council write to the NSW Government, requesting the Sydney Region Development Fund acquire 1 Donovan Street Revesby Heights for the purpose of creating more open space in the City.

AMENDMENT

CLR. TUNTEVSKI:/CLR. DOWNEY

That Council once again write to the NSW Government, requesting the Sydney Region Development Fund acquire 1 Donovan Street Revesby Heights for the purpose of creating more open space in the City.

CLR ZAKHIA:/ CLR ISHAC ACCEPTED THE AMENDMENT AS THE MOTION.

(1054)

CLR. ZAKHIA:/CLR. ISHAC

RESOLVED that Council once again write to the NSW Government, requesting the Sydney Region Development Fund acquire 1 Donovan Street Revesby Heights for the purpose of creating more open space in the City.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 AUGUST 2020

SECTION 11: CONFIDENTIAL SESSION

(1055) MATTER OF URGENCY
CLR. EISLER:/CLR. ISHAC

RESOLVED that urgency be permitted and Item 11.5 be considered in confidential session.

- CARRIED

(1056) CLR. ISHAC:/CLR. ZAKHIA

RESOLVED that

That, in accordance with Section 10A(2) of the Local Government Act, 1993, the Public and the Press be excluded from the meeting to enable Council to determine Items 11.1, 11.2, 11.3, 11.4 and 11.5 in confidential session for the reasons indicated:

Item 11.1 Revesby Commuter Carpark

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 - 17 Wangee Road, Lakemba

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

Item 11.3 T75-20 Canterbury Town Centre Stage 2 - Intersection Upgrade and Underpass Construction

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.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 AUGUST 2020

Item 11.4 Organisational Structure

This report is considered to be confidential in accordance with Section 10A(2)(a) of the Local Government Act, 1993, as it relates to personnel matters concerning particular individuals.

Item 11.5 Voyager Point Footbridge

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

- CARRIED

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 6.53 PM AND
REVERTED BACK TO OPEN COUNCIL AT 7.02 PM.**

ITEM 11.1
(1057) **REVESBY COMMUTER CARPARK**
CLR. MADIRAZZA:/CLR. ISHAC

RESOLVED that the General Manager be delegated to finalise negotiations of the matter as outlined in this report.

- CARRIED

ITEM 11.2
(1058) **PROPERTY MATTER - 17 WANGEE ROAD, LAKEMBA**
CLR. EL-HAYEK:/CLR. MADIRAZZA

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

- CARRIED

ITEM 11.3
(1059) **T75-20 CANTERBURY TOWN CENTRE STAGE 2 - INTERSECTION UPGRADE AND UNDERPASS CONSTRUCTION**
CLR. RAFFAN:/CLR. EISLER

RESOLVED that

1. Council accepts the tender received from Abergeldie Contractors Pty Ltd for an amount of \$8,960,906.20 (excluding GST) for T75-20 Canterbury Town Centre Stage 2.
2. The General Manager be authorised to enter into a contract and sign all documentation in accordance with Council's resolution, as required.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 AUGUST 2020

3. Council notifies the unsuccessful tenderers in writing and thank them for tendering.

- CARRIED

ITEM 11.4 ORGANISATIONAL STRUCTURE

(1060) CLR. ZAKHIA:/CLR. EL-HAYEK

RESOLVED that the information be noted.

- CARRIED

ITEM 11.5 VOYAGER POINT FOOTBRIDGE

In respect of Item 11.5 – Voyager Point Footbridge, Clr Tuntevski declared a significant, Non Pecuniary Conflict of Interest due to his employment with Liverpool City Council and he would vacate the Chamber taking no part in debate.

CLR TUNTEVSKI TEMPORARILY LEFT THE MEETING AT 6.55PM AND RETURNED AT 7.02PM.

(1061) CLR. ZAKHIA:/CLR. ISHAC

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

- CARRIED

THE MEETING CLOSED AT 7.03 P.M

Minutes confirmed 22 SEPTEMBER 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 Scrapping Fees	27
4.2 Taking Care of Business	29
4.3 Arts, Culture & Ecology	31
4.4 Local Community Based Donations	33

Mayoral Minutes - 22 September 2020

ITEM 4.1 Scrapping Fees

Councillors, you will recall that in March I introduced an 18-point plan that outlined how we were going to respond to the emerging pandemic, prioritising the safety and wellbeing of our community and maintaining critical services. Since then, there have been additional measures introduced to ensure our response remains relevant, targeted and continues above all, to prioritise our community's wellbeing.

In the time that has passed, much has been said and written about the impacts of the pandemic on workers, businesses and our way of life and let's not forget about the impact it has had on our community to come together and socialise, at the grass roots level.

What I am referring to, of course, is the impact COVID 19 has had on our local sporting clubs and associations.

These groups have been knocked around because they have been doing the responsible thing and following the strict health regulations which saw sporting events cancelled, and when they eventually resumed, they were restricted to limited numbers of spectators watching from the sidelines.

What that meant for a lot of these clubs was their revenue base was hit for six. They would normally rely on collecting game day fees, money from canteen sales, sausage sizzles, or simply selling raffle tickets. How many times have we all queued up for that sausage and onion roll on a cold winter morning?

Across our city the cry for help from these organisations is loud and clear; many of them have reached out and asked for help to keep them afloat, to assist them to ride out this horror season and be there for our kids and our community on the other side.

I have listened to their requests and tonight I propose that we scrap the field hire fees and charges that are owed by these organisations for the winter season. This will make a huge difference at the coalface of our community. The following table lists every club and the fee I propose is waived:

Organisation	Fee Waiver
Bankstown District Amateur Football Association	\$ 96,730.00
Canterbury District Soccer Football Association	\$ 50,052.50
Canterbury Bankstown District Junior Rugby League	\$ 25,793.50
Bankstown Berries Football Club	\$ 10,729.50
Bankstown City Football Club (Lions)	\$ 23,905.00
Bankstown City Netball Association	\$ 5,652.00
Bankstown Sports Athletics Club	\$ 5,360.50
Georges River Softball Association	\$ 4,700.00
Bankstown Spots Cycling Club	\$ 4,257.00
Canterbury Oztag Association	\$ 4,190.00
Sydney Junior Winter Cricket	\$ 3,714.50
Sydney Morning Cricket Association	\$ 3,172.50
Lidcombe Auburn Cycling Club	\$ 2,408.00
Bankstown Touch Association	\$ 2,320.00
Sydney Olympic Football Club	\$ 2,115.50

Organisation	Fee Waiver
Bankstown District Baseball Association	\$ 1,777.00
NSW Churches Football Association	\$ 1,755.00
Bankstown Sports Baseball Club	\$ 1,661.00
St George Junior Rugby League Inc	\$ 1,555.50
Kids on Bikes	\$ 1,204.00
Waratah Masters Cycling Club	\$ 1,204.00
Bankstown Sports Junior AFL	\$ 1,120.50
Bankstown Sports Hockey Club	\$ 1,120.50
Western Suburbs Junior AFL	\$ 1,120.50
East Hills Oztag Association	\$ 1,047.50
Canterbury Touch Football Association	\$ 838.00
AFL/ NSW/ACT	\$ 684.00
St George Baseball Association	\$ 631.00
Woodstock Runners	\$ 557.00
Ashbury Netball Club	\$ 544.00

In total, this represents \$261,920 of funds that are going to remain with sporting and recreation clubs – money that will assist them to maintain insurance, purchase the gear and equipment they need and above all, survive. Obviously, the Associations hire many fields with each club paying for theirs and so a condition of the fee waiver will be that the full benefit of the waiver flows down to our local clubs.

Every little bit helps and for the thousands of residents who play football, league, baseball, netball and many other sports, they can know that we support them during this difficult time.

Mayoral Minutes - 22 September 2020

ITEM 4.2 Taking Care of Business

The COVID pandemic has smashed the economy, not only here but around the globe. It has been amazing to see, during this period, people, communities and even businesses have shown resilience and innovation by adapting to the circumstances.

As we see some light at the end of the tunnel, it's time to examine what more we can do to help lift the thousands of businesses in our City from the doldrums. We all know they are the drivers of the local economy, employing thousands of people and creating family friendly spaces for social gatherings.

We have played our part but we can always do more.

My 18-point plan, two grants to assist café and restaurant owners with marketing and technology and more recently, extending my initiative of waiving the fees for footway/footpath dining, have assisted during the response phase but we must be looking ahead to the recovery.

Councillors, over the last few days the NSW Government has formed a taskforce to "brainstorm ideas" from a number of stakeholders, in an attempt to revive the ailing City and surrounding café and restaurant scene.

It's being called a Summer Summit and all ideas are welcomed and NOTHING is off the table.

We should seize this opportunity on behalf of our City's small businesses.

So today, I am proposing an initiative which I will simply call, *"Taking care of Business"*.

The initiative will see Council engaging with the business community about what, if any, changes are needed to assist them with their recovery. The engagement will examine a number of issues from extending the night trading hours and hear from business owners on how they see the night economy working.

Of course, a night-time economy will not fit in with all parts of our city. Other issues to be examined include what changes to and flexibility in planning laws, and other laws, might be needed to support them. Once we have this information, we can then pass it on.

So, let's take care of business, by supporting my initiative.

Mayoral Minutes - 22 September 2020

ITEM 4.3 Arts, Culture & Ecology

Tonight, I want to reveal an “ACE” I have up my sleeve, but more on that shortly.

I refer to ACE because I consider this to be a winning development, but also because it is an acronym for the Arts, Culture and Ecology.

These aren’t topics which get a lot of headlines or a great deal of attention, but they are the essence of what differentiates our City from other LGAs. We have an incredibly diverse community, enriched in the arts and culture. And a community that embraces the challenging environmental issues we must face as a community.

So, we must do all we can to build on and promote this great work we do here at Canterbury Bankstown.

Now to the ACE up my sleeve.

I have recently received correspondence from Mr Costa Georgiadis; for those of you not familiar with him, let me tell you he is a Greek God when it comes to the environment and sustainability.

Costa is the bloke with the enormous beard – only outdone by his generous character and heart – who has captivated Australian TV audiences with his entertaining and informative gardening shows on both SBS and the ABC.

He’s also a Logie award winner and an ambassador for the environments and arts. And he is no stranger to our city.

We have previously had the privilege of hosting him when he has worked on projects with the Bankstown Arts Centre. He will again be returning to our City, hosting a forum at the Centre on October 24. He will be bringing his wealth of knowledge and experience to share.

Councillors, tonight I am proposing we appoint Costa as an ambassador and patron of the Bankstown Arts Centre. I know he is thrilled that the Centre has an embedded Art and Ecology focus and is constantly looking at ways to engage the community. His storytelling and his high profile will certainly resonate with our residents and I am proud to say that he will join other well-known patrons, like Bryan Brown to advocate the programs at the Arts Centre.

Mayoral Minutes - 22 September 2020

ITEM 4.4 Local Community Based Donations

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

Steps of Hope – MS Beirut Blast Charity Event

Steps of Hope is a 100% not-for-profit charity organisation whose mission is to help the people of Lebanon become architects of their future. Steps of Hope have partnered with ALiSEP an official Lebanese NGO founded in 2012 to help patients with multiple sclerosis.

Steps of Hope will be hosting a charity food truck event on Saturday 19 September with the proceeds going to ALiSEP to support those with Multiple sclerosis who have been affected by the Beirut blast which occurred on August 4th.

The event will take place in the Bass Hill carpark with Shorty's Burger Truck, who has been kind enough to donate 100% of the proceeds from the day. The event will be drive through only, where cars will come in from one side, order and then leave. Volunteers will be the only people outside of cars on the day.

I recommend that Council support Steps of Hope through a \$2,370 contribution, comprising of a \$2,000 donation and fee waiver of \$370.00 for the use of Bass Hill Car Park and that any future requests for assistance be made through Council's Community Grants and Event Sponsorship Program.

Konnekt kids Program

Community Support Services incorporated (CSS) is a not-for-profit Organisation that contribute to the community through promoting, enhancing and maintaining the welfare, education, sense of belonging and cultural needs of disadvantaged community members.

CSS has asked for financial assistance of to enable them to create an ongoing school holiday program "Konnekt kids" that focuses on community inclusiveness for children, aged between 4 and 8 years of age, with a diagnosis of Autism Spectrum Disorder and raise awareness amongst individuals and families about the support services available within the area.

Accordingly, I recommend that Council support Community Support Services with a \$300 donation.

RECOMMENDATION

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

5 PLANNING MATTERS

The following item is submitted for consideration -

- | | | |
|-----|--|----|
| 5.1 | Application to amend Bankstown Local Environmental Plan 2015:
1 Leicester Street, Chester Hill (Chester Square) | 37 |
|-----|--|----|

ITEM 5.1 Application to amend Bankstown Local Environmental Plan 2015: 1 Leicester Street, Chester Hill (Chester Square)

AUTHOR Planning

PURPOSE AND BACKGROUND

This report considers a planning proposal to amend the building height and floor space ratio controls for the site at 1 Leicester Street, Chester Hill known as the Chester Square shopping centre. This proposal is at pre-gateway state and the matter is before Council to consider seeking determination to obtain gateway conditions to enable community engagement prior to a rezoning decision by Council.

ISSUE

Council is in receipt of an application for a planning proposal applying to 1 Leicester Street, Chester Hill (Chester Square). The application seeks to amend the Floor Space Ratio from 2.5:1 to 4.53:1, the Height of Buildings from 20m to 62m on part of the site (6 storeys to part 18 storeys) and introduce an affordable housing provision of 5% to facilitate higher density, mixed-use development on the site. The yield would be approximately 633 dwellings (including 32 affordable rental housing units retained by the proponent), and 15,621m² of commercial floor space. A public benefit offer accompanies the proposal, which includes a cold shell for a new 2,000m² community facility, public domain improvements to Waldron Road, widening of Frost Lane, and local road and infrastructure upgrades.

Council's assessment has found that previous masterplanning for the centre is now outdated (the policy underpinning the current controls was adopted 7 years ago) and has failed to attract private investment or result in renewal of the centre. Although this proposal as it currently stands finds itself inconsistent with the current built form of Chester Hill, it is acknowledged that planning rules for the broader centre need to be revisited as part of Council's program of centre masterplanning which has commenced across the city.

It is expected further masterplanning would result in changes to planning rules across the centre aimed at driving renewal and revitalisation and delivering a vibrant successful centre. This is however a broader structural issue for the centre and does not prevent the consideration of this proposal which is seen as a genuine opportunity to act as a catalyst for positive change that will drive investment, housing, and jobs, along with new services, facilities, and public domain improvements in Chester Hill.

This stage of assessment is the first step in the plan making process. It is designed to determine whether the proposal demonstrates strategic merit to progress to Gateway and seek what additional studies and analyses are required to be undertaken. Pursuant to NSW planning legislation, the Gateway would also stipulate the extent of community and agency engagement required for the planning proposal.

This report outlines the assessment of the planning proposal taken to date, finds the proposal demonstrates strategic merit and recommends it progress to Gateway on the following basis:

- Will deliver jobs, services, housing and community facilities
- Genuine opportunity to trigger renewal and investment in the centre including renewal of a site that offers no amenity or architectural appeal
- Will open the proposal to engagement with residents and business owners
- Consistency with the Sydney South District Plan
- Consistency with Council's Local Strategic Planning Statement
- Capitalises on existing infrastructure including rail and bus transport which is in direct proximity to the site
- Presents an opportunity for significant public benefits to be concurrently delivered
- Presents an opportunity to drive better public transport services and infrastructure
- Opportunity for a landmark development exhibiting design excellence
- Will drive over \$350 million of private investment into Chester Hill

Despite these proposed benefits, the proposal requires additional testing and analyses to ensure impacts associated with the proposal are assessed in more detail and the planning proposal refined to a form that Council is satisfied with prior to engaging with the community on a *draft LEP amendment*. Further refinements would also likely occur as a result of community engagement.

The extent of additional work required and extent of community and agency consultation is determined by the Gateway. This is ordinary practice as stipulated by Department of Planning, Infrastructure and Environment guidelines. Once all additional work required by the Gateway is complete, Council will formally engage with the community with all information made publicly available in accordance with the Gateway decision, before a final decision is made by Council on whether the proposal should progress to finalisation.

It is noted that once the planning proposal process is finalised, the proponent will then be required to undertake a separate process to lodge a development application. This would be subject to a thorough detailed design process and further community and stakeholder engagement.

This report recommends that subsequent to a Gateway decision and before exhibition, the following matters need to be addressed for the planning proposal:

- Further analysis on urban design and architectural form including additional north/south and east/west connectivity within and surrounding sites
- More detailed traffic analysis including micro simulation – in consultation with Transport for NSW
- Council negotiate a more substantial public benefit offer with the proponent in light of the intensity of development proposed. This should include a contribution to the broader strategic planning review for Chester Hill, supply of up to 15% of dwellings within the development for affordable housing and contributions to local infrastructure and broader centre planning.
- A design excellence clause be applied to this important site to ensure any redevelopment is of a high quality sufficient to trigger investment and renewal throughout Chester Hill.
- A public domain plan be prepared for Chester Hill to identify the required works and cost the embellishment of Waldron Road, Frost Lane and Charles Place. This will include

investigation of the feasibility of the proposed expansion of Charles Place and associated land acquisition costs and cost recovery mechanisms available to council.

- A site-specific DCP be prepared to further define the development controls for the development as outlined in this report.

It is open to the Gateway to add additional requirements prior to exhibition and consultation. Upon considering all views during the consultation phase, Council will be able to decide to proceed, not proceed, or make changes to the planning proposal with all available information before it, in the public interest.

There has been a number of views expressed by the community about the proposal since it was publicly reported to the Local Planning Panel. These concerns relate to various planning and built form matters that are yet to be resolved, and require further consideration. The issues raised have been considered and responses have been provided as part of this report.

RECOMMENDATION That -

1. Council prepare and submit a planning proposal to the Department of Planning, Industry and Environment to seek a Gateway Determination for amendments to Bankstown Local Environmental Plan 2015 as follows:
 - a. Permit a range of maximum building heights of up to 62m
 - b. Permit a maximum Floor Space Ratio of up to 4.53:1
 - c. Require a site specific design excellence clause
 - d. The provision of affordable housing and public benefits set out in the planning agreement
2. Council seek authority from the Department of Planning, Infrastructure and Environment to exercise the delegation in relation to the plan making functions under Section 3.36(2) of the Environmental Planning and Assessment Act 1979.
3. Subject to the issue of a Gateway Determination, and before the proposal is exhibited:
 - a. Council negotiate a more substantial public benefit offer with the proponent as outlined in this report and in light of the intensity of development proposed. This should include a contribution to the broader strategic planning review for Chester Hill, supply of up to 15% of dwellings within the development for affordable housing, and contributions to further local infrastructure.
 - b. A design excellence clause be applied that ensures any redevelopment is of high quality.
 - c. A public domain plan be prepared for Chester Hill to identify the required works and cost the embellishment of Waldron Road, Frost Lane and Charles Place. This will include investigation of the feasibility of the proposed expansion of Charles Place and associated land acquisition costs and cost recovery mechanisms available to council.
 - d. A site-specific DCP be prepared to further define the form of the development and development controls as outlined in this report which may result in a reduction to the maximum height and FSR of the proposal. This will include further analysis on urban design and architectural form including additional north/south and east/west connectivity within and surrounding sites.
 - e. The applicant to undertake further traffic, economic, architectural and urban design work as outlined in this report.

4. After the planning proposal has been exhibited, a report be provided to Council outlining submissions received and the applicant's response to the issues raised in this report.

ATTACHMENTS

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

- A. Assessment Findings
- B. Applicants Planning Proposal
- C. Applicants Urban Design Report
- D. Applicants Urban Design Addendum Report
- E. Applicants Traffic and Parking Impact Assessment
- F. Applicants Traffic and Parking Impact Assessment Addendum Report
- G. Applicants Economic Impact Assessment
- H. Applicants Economic Impact Assessment Addendum Report
- I. Applicants Social Impact and Community Benefits Assessment
- J. Applicants Landscape Concept Design
- K. Councils Urban Design Peer Review
- L. Council's Urban Design Peer Review of Revised Concept
- M. Economic Impact Peer Review
- N. Councils Traffic and Transport Peer Review
- O. Councils Social Needs Peer Review
- P. CBLPP 17 August 2020 Minutes

POLICY IMPACT

The current planning controls for Chester Hill were set through the implementation of the North West Local Area Plan (adopted in 2013), which occurred shortly after the gazettal of the Bankstown LEP in 2015. Despite the introduction of the North West Local Area Plan, renewal within Chester Hill Town Centre has not occurred as envisaged by Council's planning controls and it is reasonable to consider proposals seeking to vary existing controls, now considered ineffective. Although the proposal is out of sequence from a timing perspective in Council's Local Strategic Planning Statement (LSPS) in relation to the series of centre masterplans Council will be undertaking, the LSPS does not preclude unanticipated proposals from being progressed where they demonstrate clear merit and are consistent with its vision and objectives. In fact, that is the intention of the NSW Governments planning system.

Due to the scale of renewal sought, a broader review of planning controls for the centre will be necessary if Council ultimately decides to proceed with the planning proposal. This will ensure that a consistent built form character for Chester Hill and appropriate infrastructure investment is achieved.

FINANCIAL IMPACT

Independent peer reviews undertaken on behalf of Council have identified a number of public domain improvements, social assets and traffic works required to ensure that the precinct would continue to function well if the proposal was to proceed. Further negotiations with the proponent will be required to ensure that a planning agreement secures a reasonable share of these costs.

A significant component of the current public benefit offer included by the proponent includes 2,000sqm of floor space in the centre of the site. Although this has been proposed as a new library by the proponent, Council has its discretion to occupy this space for which ever community use it considers most appropriate and in demand by the Chester Hill community. This may be in the form of a new multipurpose community facility including library and related facilities. Notwithstanding this, after doing work and engaging with the community, Council may have other uses or no use at all for such a space. Any community space would be secured through a voluntary planning agreement which would be the subject of separate community engagement to determine the best use for this space. Importantly, this space is approximately double that of the existing Chester Hill library and could offer a broad range of contemporary learning and meeting spaces and provide a new local community destination point in the centre of Chester Hill.

Notwithstanding the public benefits proposed, additional studies and analyses are recommended to be undertaken prior to this proposal being exhibited. The Gateway process ordinarily identifies additional requirements it believes necessary to be considered in detail prior to exhibition. To ensure the assessment of the proposal is thorough and set for exhibition, this report seeks for Council to progress this proposal to Gateway to obtain a determination and understand what additional matters need to be addressed over and above those recommended in this report.

The additional studies and analyses will require substantial financial and staff resources from Council and should be committed once support is provided by Council and the Gateway. This is to avoid significant resources being expended ahead of a Gateway decision that may reject

the planning proposal from progressing. That is the very reason the Gateway process was embedded into the planning system for NSW Councils.

There will also be additional costs incurred by Council resulting from the need to undertake a broader strategic review of Chester Hill. For this reason, this report recommends that a contribution also be provided by the applicant to fund this work.

Should the proposal proceed through Council and the Gateway, the additional financial resources required to assess the proposal will be sought through the ordinary quarterly review process.

COMMUNITY IMPACT

The planning proposal is accompanied by a letter of offer which outlines public benefits for Council's consideration. Public domain and infrastructure works outlined in the letter such as a new library (cold shell) and Waldron Road improvements as well as affordable housing would be positive benefits for the community (noting this report recommends further negotiations occur regarding the offer).

There are however broader public benefits associated with this proposal. Redevelopment of this site as envisaged in the proposal would trigger investment and renewal in Chester Hill including the delivery of new housing and a doubling in the level of jobs that would be available on site. Ensuring a high quality design and high level amenity is provided to residents and visitors to the site would also bring a variety of intangible benefits such as a more vibrant, attractive and accessible centre.

To address the inconsistencies in planning controls with adjoining and surrounding sites, a review of planning controls for the broader Chester Hill centre and surrounds should be undertaken as part of Council's town centre masterplanning program. Given the significant time and financial costs of undertaking this body of work, and based on priorities set by the LSPS, this work would not be undertaken in the short-medium term in the absence of a Gateway determination.

Should Council decide to proceed with the proposal, and the Department allows the proposal to proceed to public consultation, there would be extensive community engagement as recommended by the Local Planning Panel. This would also include engaging with relevant infrastructure agencies and utility providers to ensure growth associated with the proposal can be accommodated and any necessary augmentation of utilities/services can be undertaken or paid for by the applicant.

DETAILED INFORMATION

SITE DESCRIPTION

The subject site is located at 1 Leicester Road, Chester Hill (known as Chester Square) (see Figure 1) and comprises the following properties:

Property Address	Lot and DP	Site Area
1 Leicester Road, Chester Hill	Lot 452 DP800063	1.67ha / 16,714m ²

The site sits to the north of the main street of Chester Hill, being Waldron Road. This area is dominated by post war low scale single detached dwellings. Although areas surrounding the site are zoned for high and medium density residential development, including residential flat development, as a Local Centre the current planning rules have resulted in little redevelopment in the locality.

The Chester Square site contains a supermarket set back from the street with a range of supporting retail and parking to the front on Leicester Street. The shopping centre is built to the alignment on three street frontages, being Bent Street, Frost Lane and Priam Street. This creates three frontages in the form of tall, blank, walls, with no activation and no means of pedestrian access into the Centre. All three frontages currently provide a poor pedestrian interface and limit the opportunities for passive surveillance.

Although Frost Lane acts as a service lane to the rear of the retail and commercial offerings along Waldron Road, there is no vehicular access directly to Chester Square from Frost Lane. Vehicular access, to the parking and servicing of the Centre, is currently from either Leicester Street or Bent Street.

Figure 1 Subject Site



Chester Hill is a compact and highly walkable centre. The main street, Waldron Road, is approximately 600 metres in length, nearly half of which is single-sided (where commercial uses and activation are located on one side of the street). The core of the main street sits between Chester Hill Road and Priam Street. It is a well-proportioned main street in terms of building heights and street widths, however, the public domain is tired which shows in the overall visual amenity of the centre.

The subject site sits within 200 metres of the Chester Hill railway station. With a direct midblock pedestrian connection through Frost Lane to Waldron Road, this link is functional however is narrow and has poor visibility. Additional width would improve the connection to the subject site and offer opportunities for further activation from adjoining buildings.

PROPOSAL

Council received an application for a planning proposal for the site at 1 Leicester Street, Chester Hill (Chester Square) in August 2019 and a revised proposal in June 2020. These are outlined in further detail below:

Original Planning Proposal (August 2019)

In August 2019, Council received a planning proposal seeking to amend Bankstown Local Environmental Plan 2015 as follows:

- Amend the 'Height of Buildings Map' to increase the building height from 20 metres to 65 metres
- Amend the 'Floor Space Ratio Map' to increase the floor space ratio from 2.5:1 to 4.53:1.
- Introduce an additional Clause 6.12 to the LEP in relation to the provision of affordable housing as follows:

"6.12 Affordable Housing on Certain Land at Chester Hill

- (1) *This clause applies to the land identified as 1 Leicester Street, Chester Hill.*
- (2) *The consent authority may, when granting development consent to development on the land, impose a condition requiring 5% of any residential floor area to be dedicated to Council as affordable housing to be managed by a registered community housing provider."*

The planning proposal was supported by the following technical studies:

- Urban Design Report – Turner Architects
- Landscape Concept Package – Turf Design Studio
- Traffic and Parking – Ason Group
- Social Impact and Community Benefits Assessment – Cred Consulting
- Economic Impact Assessment – AEC Urban Economics

The planning proposal would enable the redevelopment of the site to accommodate the following:

- 648 residential units (including 32 affordable housing units)
- 3,500m² supermarket
- 1,200m² mini major
- 1,000m² commercial offices and
- 9,800m² of specialty retail
- A total floor area of 75,779m²
- Car parking for approximately 690 vehicles for the commercial component and 875 vehicles for the residential component

A public benefit offer accompanied the planning proposal that would deliver the following public benefit offerings:

- A 160m² community centre within the development to be constructed (cold shell) and dedicated to Council;
- A financial contribution towards the embellishment and upgrade of Nugent Park North and Nugent Park South;
- 1.5m widening of Frost Lane (to be dedicated to Council) and embellishment of the lane including new pavement treatment, catenary lighting, etc;

- Creation of a circa 2,800m² central publicly accessible plaza area (24/7 public access secured on title); and
- Upgrades to local traffic network including intersection signalisation at Waldron Road and Priam Street.

Revised Planning Proposal (June 2020)

Following a preliminary assessment by Council and discussion with the proponent, a revised planning proposal was submitted in June 2020.

The revised planning proposal includes:

- Amend the 'Height of Buildings Map' to increase the building height from 20 metres to 62 metres
- Amend the 'Floor Space Ratio Map' to increase the floor space ratio from 2.5:1 to 4.53:1.
- Introduce an additional Clause to the LEP in relation to the provision of affordable housing as follows:

"6.12 Affordable Housing on Certain Land at Chester Hill

- (1) This clause applies to the land identified as 1 Leicester Street, Chester Hill.*
- (2) The consent authority may, when granting development consent to development on the land, impose a condition requiring 5% of any residential floor area to be dedicated to Council as affordable housing to be managed by a registered community housing provider."*

The revised planning proposal was supported by the following additional technical reports:

- Economic Impact Assessment
- Urban Design Review

A revised public benefit offer was also received which provided for:

- A circa 2,000m² community space within the development to be constructed (cold shell) and dedicated to Council;
- Public domain improvements to Waldron Road 1.5m widening of Frost Lane (to be dedicated to Council)
- Embellishment of Charles Place
- Creation of a circa 2,800m² central publicly accessible plaza area (24/7 public access secured on title);
- Upgrades to local traffic network including intersection signalisation at Waldron Road and Priam Street; and
- Supply of up to 5% of housing stock within the development to be retained by the Proponent and operated by a Service Housing Provider for affordable housing for a period of 10 years.

The application as revised seeks to amend the Floor Space Ratio from 2.5:1 to 4.53:1, the Height of Buildings from 20m to part 62m, and introduce an affordable housing provision of 5% to facilitate higher density, mixed-use development on the site.

It is estimated that the proposal would yield 633 units with 32 units (or 5%) set aside as affordable rental housing units for up to ten years and retained by the proponent. The proposal would deliver 58,043m² of residential floor space and 15,621m² of commercial floor space (1,000m² of which for office purposes, the balance being retail uses).

Figure 2 Current Zoning

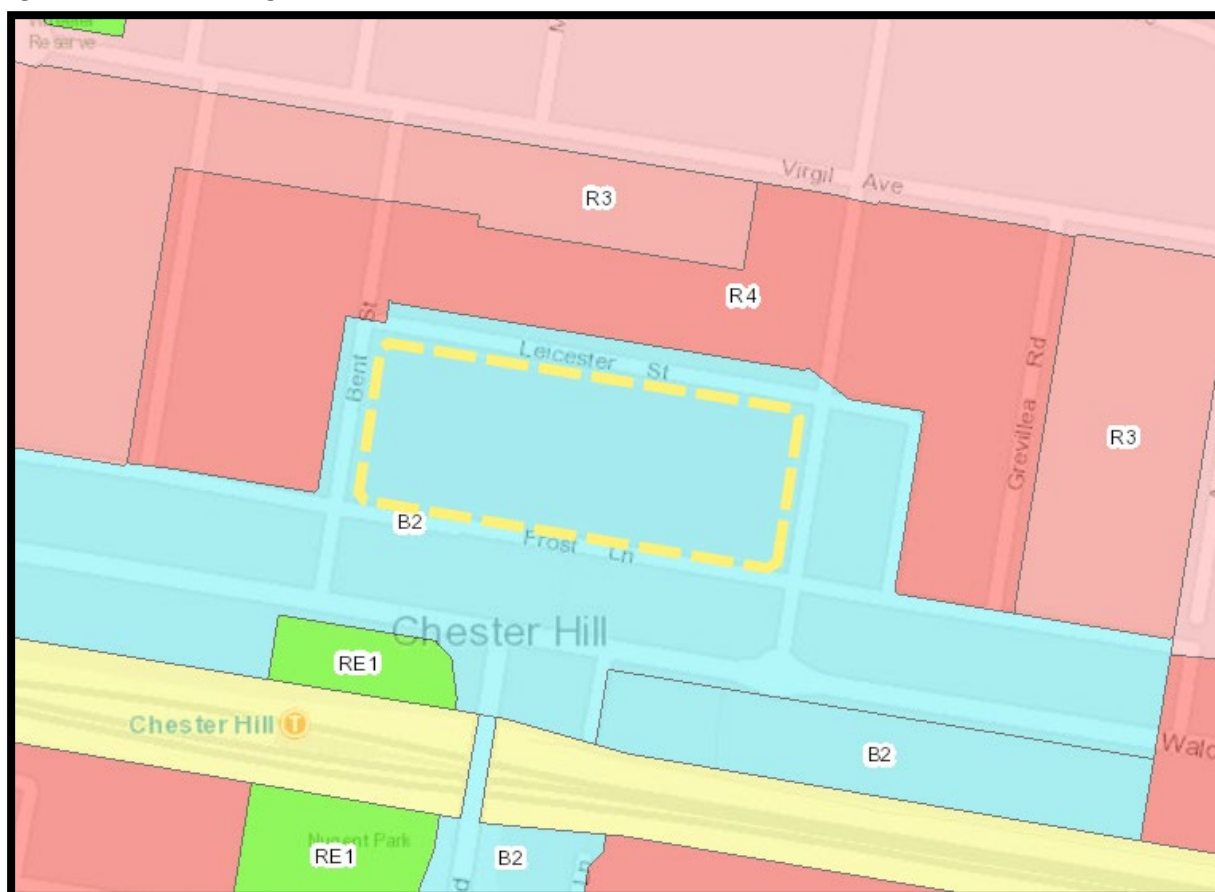


Figure 3 Current Floor Space Ratio

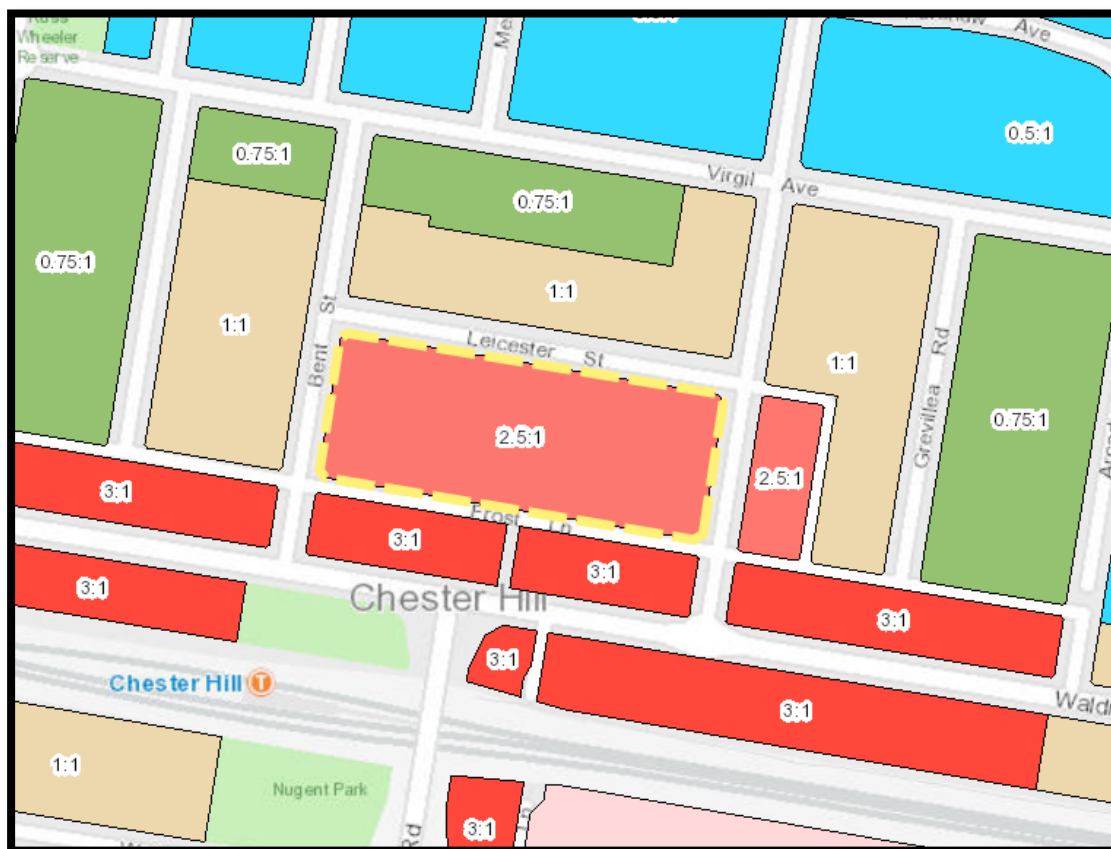


Figure 4 Proposed Floor Space Ratio

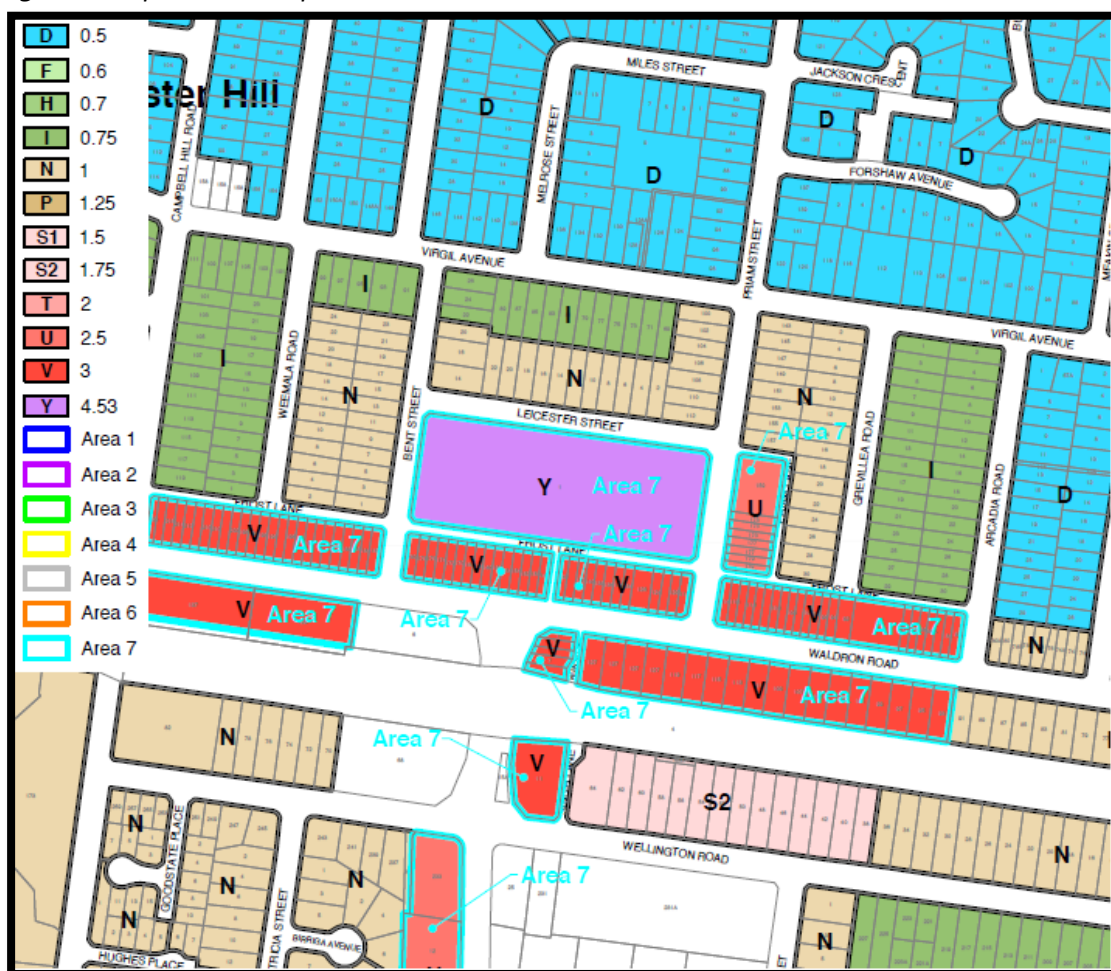


Figure 5 Current Height of Buildings

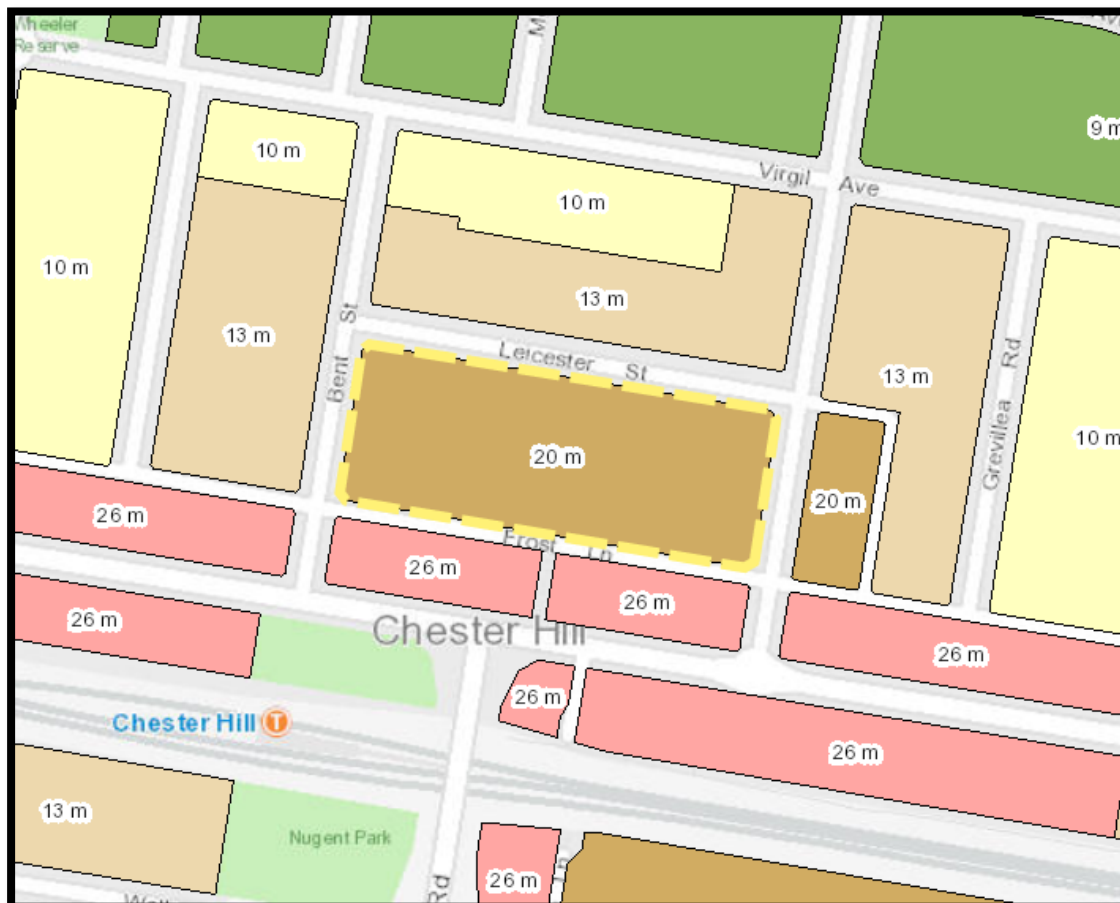


Figure 6 Proposed Height of Buildings

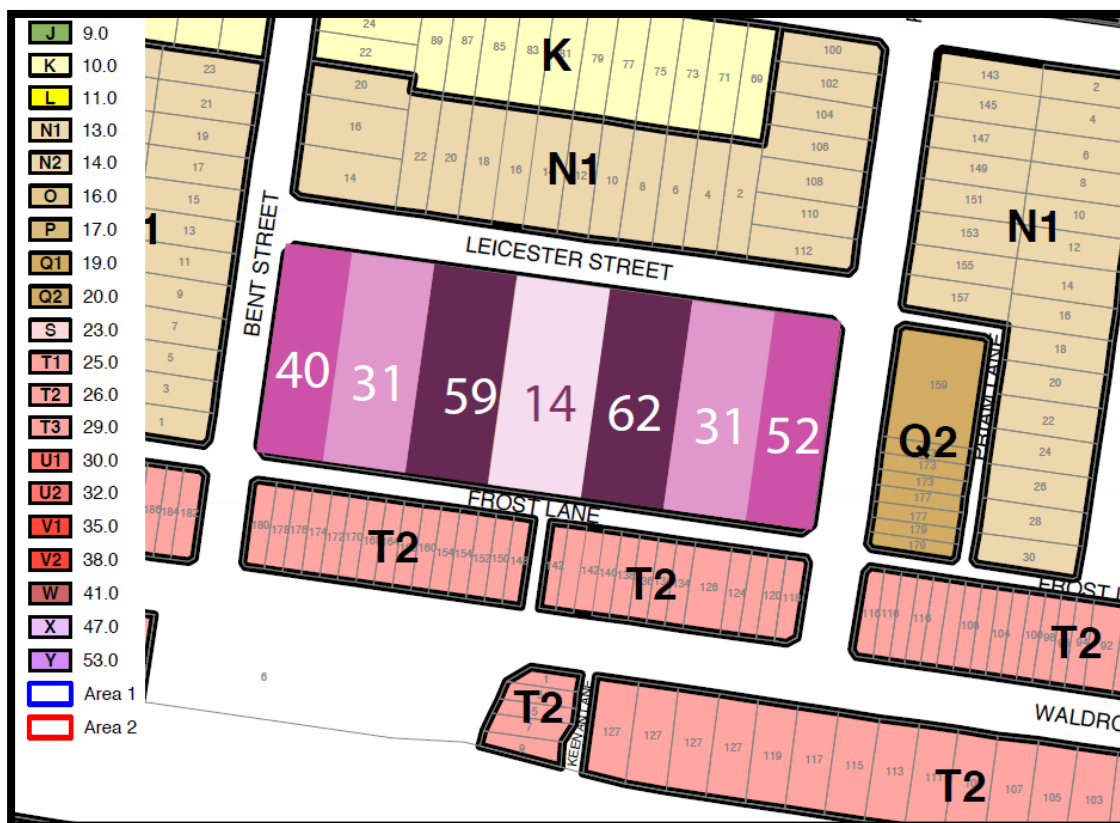


Figure 7 Artistic Impression from above Leicester Street



Figure 8 Artistic impression as viewed from the corner of Leicester and Priam Streets



Figure 9 Artistic impression as viewed from Leicester Street looking south towards Waldron Road



Figure 10 Perspective of proposed development as observed from Virgil Avenue



Figure 11 *Perspective view from Chester Hill Road – indicative built form in pink based on current controls*



Figure 12 *Perspective view as observed from western along Waldron Road*



CONSIDERATIONS

Based on the *Environmental Planning & Assessment Act 1979* and the Department of Planning, Industry and Environment's guidelines, the following key policies are relevant to Council's assessment of the application:

- Greater Sydney Region Plan
- South District Plan
- State Environmental Planning Policies
- Ministerial Directions
- Council's Local Strategic Planning Statement

- Council's North West Local Area Plan
- Department of Planning and Environment's publications: A Guide to Preparing Local Environmental Plans and A Guide to Preparing Planning Proposals

ASSESSMENT FINDINGS

Built form and character

The independent urban design peer review commissioned by Council found that overall the arrangement of built forms on the site was a good response to the strengths and constraints of the site. In particular, the peer review supported the podium and tower elements of the proposal, townhouse treatment to the north of the site and concentration of height in the centre of the site as a means to reduce the bulk and scale impacts of the proposed development.

However, the peer review concluded that the proposed maximum building height of 65 metres (19 storeys) as originally proposed and an FSR of 4.53:1 would result in a built form which would be incompatible with the current local context and character of the centre. Accordingly, the peer review recommended that a maximum building height of 43 metres (14 storeys) and an FSR of 3.5:1 be supported by Council.

In response, the applicant lodged a revised planning proposal for a maximum height of 62 metres (18 storeys) and retained the FSR of 4.53:1. After reviewing the reports and meeting with the applicant, Council's peer review found that there was no additional justification within the further work undertaken by the applicant to change their recommendation.

Council's urban design review was limited in its context to an existing built form that has yet to be reviewed, and so concluded that should Council consider the submitted heights and FSR, the following key aspects should occur:

- Precinct review of Chester Hill Town Centre
- Frontage treatment using townhouses / terraces to sleeve the podiums
- One way services and access through the site
- Pedestrian links, including the central open space directly accessible from Leicester Street
- Deep planting along Priam and Bent Streets
- Public realm improvements of Waldron Road
- Charles Place upgrades and widening
- Further articulation of buildings, including separation, length and upper floors, and
- Reduced car parking rates for Waldron Road.

Having considered these studies, and that planning rules have not been tested for over five years, this report recommends that the planning proposal proceed to Gateway and public exhibition in order to understand the views of the community. It is also recommended that the applicant address the issues raised in peer review as part of a further work recommended in this report as part of the post Gateway package of work.

Chester Hill has been identified as a Local Centre in Council's LSPS, which sits under Bankstown and Campsie in the centres hierarchy. Urban renewal within the area including investment, jobs and housing has not occurred. On balance of the information before Council, the public

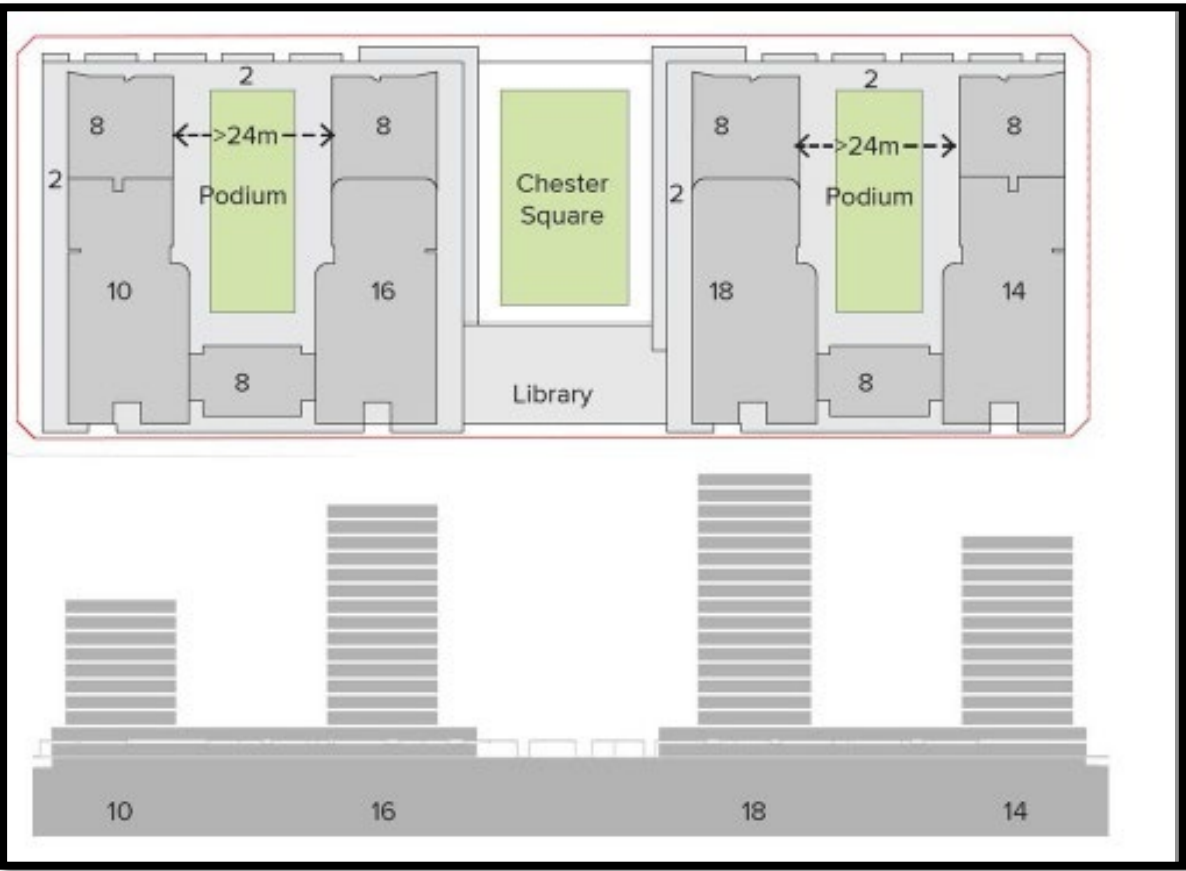
benefit that could be leveraged from the development, desire for renewal in the area and the subject site being an important parcel of land within the centre, it is recommended that the planning proposal proceed to Gateway. This increased density will be subject to a site specific DCP and a design excellence clause being adopted to ensure that the development performs as a positive catalyst in what will be a landmark development.

Current v Proposed Built Form Controls

Controls	Current	Proposed	Recommended*
Zone	B2 Local Centre	No change	No change
FSR	2.5:1	4.53:1	4.53:1
Height	20m (6 Storeys)	62m (18 Storeys)	62m (18 Storeys)

**subject to further testing*

Figure 13 Building height cross sections from planning proposal



Public domain improvements

To accommodate development of a scale over the existing controls, there is a need to improve the amenity and functionality of the town centre and public domain. In order to accommodate the quantum of density sought, it is proposed that Charles Place is expanded to provide improved pedestrian access to the town centre, bus interchange and train station. This would provide a higher quality public space creating a pedestrian north/south link from Leicester Road to Waldron Road with improved solar access and pedestrian experience. Frost Lane is a service lane and the potential for a more pedestrianised vision as identified in the submitted scheme is not supported in order to retain retail focus on Waldron Road.

Waldron Road is the community focal point for the locality but is in need of revitalisation. The planning proposal should be contributing to the improvement of the public realm along Waldron Road including footpath widenings, street tree planting and a range of other improvements. A detailed streetscape concept should be prepared for the main street which looks at the experience of the place, pedestrian connections, on street parking, events and activation, landscape (hard and soft), lighting, street furniture, play opportunities, Wifi, directional signage etc.

A public domain concept (See **Figure 14**) has been recommended by the independent urban designer commissioned by Council, which includes public realm works to upgrade Waldron Road and encourage safe foot traffic from the train station across Waldron Road. This would retain foot traffic on Waldron Road and protect commercial activity along the high street.

Figure 14 Public Domain Concept (Place Design Group)



The concept above includes the current Post Office site which has been discussed earlier in this report and may be considered for acquisition as part of a broader public benefits package to enable the expansion of Charles Place. The Post Office site is considered optimal in that it comprises three titles and provides a direct link from the station and Chester Hill Road, across Waldron Street to the new public square proposed. This would usually be funded through a planning agreement however, at this point in time the proponent has not resolved this aspect. The report recommends further negotiations with the applicant regarding the proposed public benefits, including this issue.

Traffic

The planning proposal was supported by a Traffic Impact Assessment which found that the addition of the proposal traffic does not adversely affect intersections within the study area, other than Waldron Road / Priam Street and Chester Hill Road / Waldron Road which are already at capacity or failing.

To improve traffic capacity and movement, the report recommended that the existing roundabout at Waldron Road / Priam Street be signalised which would significantly improve the operation of the intersection to an acceptable Level of Service. These signals should then be coordinated with the signalised intersection of Chester Hill Road / Waldron Road to facilitate optimised traffic flow.

Council commissioned an independent traffic peer review which found that the modelled mitigation measures for the Priam Street/ Waldron Road do not align with Transport for NSW requirements for signalised intersections, which should be addressed as part of further work including consultation with Transport for NSW which would occur post Gateway. In addition, the peer review identified further modelling should be undertaken, including existing site conditions, distribution of traffic modelling, adequacy of modelled scenarios, consideration of the nearby car park and inadequate proposed site access relative to a planning proposal.

The independent traffic consultants commissioned by Council supported the recommendation for the widening of the pedestrianised area between Frost Lane and Waldron Road through property acquisition of the Australia Post site (see **Figure 14**), as this would improve pedestrian amenity and reinforce a strong desire line between the railway station and the Chester Square Shopping Centre.

However, the report highlighted that Waldron Road was classified as a regional road and therefore any closing carriage ways or shared pedestrian zones would not support its intended function as a key collector road. This would be subject to further discussions with Transport for NSW as it is in Council's interest to keep traffic speeds low along Waldron Road to maintain a safe and pleasant pedestrian environment along the high street.

Further detailed analysis of this option would be required which would likely include a microsimulation traffic model of the town centre and origin-destination analysis to understand the likely diversion routes of traffic to surrounding roads.

Viability and impact on Waldron Road

The independent feasibility analysis commissioned by Council, which is intended to test impact which Council can control through any zoning and land use changes, found that the proposal may have an adverse impact on retailers on Waldron Road, in particular in the food retailer sector. To control or mitigate any potential impacts the report recommended controls on the retail mix to maintain and improve the performance of Waldron Road as foreshadowed in the adopted North West Local Area Plan. This option will be considered by Council in preparing the LEP amendment and/or DCP, although it is noted that this is not a critical component at this point as Waldron Road comprises a broader range of commercial / retail offering to that in the current shopping centre and likely future shopping centre.

On this basis, public domain works on Waldron Road to support a positive public realm experience from the current main street is needed, as recommended in this report and it is recommended that Council undertake broader planning to fully realise this issue.

The independent feasibility analysis commissioned by Council also found that the proposed development is not feasible unless the cost of the building is reduced. The reason for this is that the Chester Hill submarket does not generate high enough sales prices (gross realisation) to support the higher costs of development at the proposed heights (construction costs). The current planning controls (unchanged) were however found feasible.

The applicant has considered these findings and responded by stating that the assumptions factored into the proponent's build cost + public benefits are different to those used by Council's consultant which includes generic build costs. In particular, the proponent will be able to construct the building at a lower cost per square metre than Council's peer review assumes. Notwithstanding, Council will not compromise on the need to deliver high quality built form outcomes, and consequently this report recommends a design excellence clause be applied to secure a high quality design and built form outcome for this important site to ensure it delivers an attractive and functional development that positively contributes to the broader Chester Hill centre. Further work will be required on this post gateway to resolve final building heights.

LOCAL PLANNING PANEL

In accordance with the Local Planning Panels Direction, issued by the Minister for Planning, the Local Planning Panel considered the application and Council's assessment on 17 August 2020, as shown in the attachments. The Panel's recommendation is set out below:

The Panel recommends the following before the Planning Proposal proceeds to Gateway:

- 1. The Applicant needs to undertake further studies to show the benefits of the planning proposal and to demonstrate how amendment to the critical development standards can be accommodated in the broader context of the Town Centre and, in particular, potential impacts on the Waldron Rd properties.*
- 2. A more detailed analysis of the traffic and parking impacts needs to be undertaken, including the impacts that may result from changes to the planning controls for the Town Centre as a whole.*
- 3. The Council bring forward its planning review of the controls for the Chester Hill Town Centre as a whole. This review should result in a Masterplan for the Centre which details controls for the block south of Frost Lane to achieve a more integrated approach for the future development of the Waldron Road shopping strip and Frost Lane. The Masterplan should also include critical design drivers such as equitable at grade (street level) access and avoidance of level changes to key public areas within the site, sun access to the surrounding streets and laneways and ESD strategies. The Masterplan should examine and identify an appropriate town square site and opportunities for additional north south links between Waldron Road and Frost Lane that will benefit all current and future businesses. The Masterplan should also provide key directives for the development of the subject site to ensure it will contribute to and reinforce an overall town centre plan.*
- 4. There needs to be comprehensive community consultation as it is evident that there is significant community interest in future development in the Chester Hill Town Centre. Any provision by the developer of a community space to be dedicated to the Council (ie: a library, youth centre or the like) should be the subject of specific community consultation.*

The Local Planning Panel's (LPP) recommendation is supportive of the broad recommendations put forward in the Council assessment report. The Council report considered by the LPP recommended further studies on traffic implications, urban design, careful consideration of Waldron Road impacts and masterplanning, which is consistent with the LPP's recommendations. In particular, the need for comprehensive community consultation with the resident and business community was detailed in the report considered by the LPP.

The key differences revolve around the timing of additional studies and masterplanning of Chester Hill, with the LPP recommending that this work should occur prior to seeking a Gateway determination. In contrast, Council officers have recommended that work be undertaken after a Gateway Determination has been issued and prior to public exhibition.

The staff recommendation is consistent with the Department of Planning, Industry and Environment's Guide to Planning Proposals and Guide to Preparing Local Environmental Plans. These documents set out the process that all planning proposals must follow.

The reason to undertake this work after a Gateway Determination has been received is so that any conditions which may be imposed by the Department can also be addressed. Furthermore, any issues arising from consultation with state agencies, won't be known until after the Gateway Determination is received. This is particularly relevant as the traffic study recommends consultation with Transport for NSW about Waldron Road. In line with the Department's process, many state agencies will not formally engage with Council without a Gateway decision.

Requiring masterplanning of Chester Hill at this stage would bring forward a substantial amount of work that Council would need to fund, without any certainty as to whether the Gateway would even support the proposal progressing to exhibition. This investment would occur prior to formal consultation with the State Government agencies, who may want additional issues addressed and not support the additional work as undertaken.

In light of the above, this report recommends to Council to progress the planning proposal to Gateway and for the Gateway determination to include and add where necessary further requirements prior to exhibition. This is consistent with the following section of a Department's Guide to Local Environmental Plans:

*The purpose of the Gateway determination is to ensure there is sufficient justification early in the process to proceed with a planning proposal. **The Gateway determination is a checkpoint for planning proposals before resources are committed to carrying out investigative research, preparatory work and consultation with agencies and the community.** It enables planning proposals that lack strategic planning merit to be stopped early in the process before time and resources are committed.*

Source: A guide to preparing Local Environmental Plans, NSW Department of Planning and Environment 2018, p.5

This is also consistent with the following section of the Department's Guide to Preparing Planning Proposals:

A planning proposal relates only to a LEP amendment. It is not a development application nor does it consider specific detailed matters that should form part of a development application.

*The planning proposal should contain enough information to identify relevant environmental, social, economic and other site-specific considerations. The scope for investigating any key issues should be identified in the initial planning proposal that is submitted for a Gateway determination. This would include listing what additional studies the PPA considers necessary to justify the suitability of the proposed LEP amendment. **The actual information/investigation may be undertaken after a Gateway determination has been issued and if required by the Gateway determination.***

Source: A guide to preparing planning proposals, NSW Department of Planning and Environment 2018, p.5

With regard to accelerating the masterplanning program for Chester Hill, Council has already committed to the masterplanning of Metro stations in line with the recently endorsed LSPS. For this reason, it is recommended that the Chester Hill masterplanning occur after these already nominated centres; and that the proponent contribute to the masterplanning of Chester Hill to form part of the program already set by Council and agreed to by the Greater Sydney Commission.

Should Council resolve a planning pathway consistent with that as proposed by the LPP, this would raise practical issues for Council in progressing the planning proposal in that it would bring forward a substantial amount of work with no certainty as to whether the Gateway would support the planning proposal and provide no certainty to the applicant as to the status of the proposal. These outcomes are considered inconsistent with the intent of the Gateway and plan making process.

COMMUNITY SUBMISSIONS

There has been community interest in this planning proposal with a number of written submissions being received by Council in response to the recent Local Planning Panel meeting. The key issues raised are addressed here however it is important to note that formal engagement does not occur at this stage in the plan making process under the EP&A Act 1979; that would normally come after a Gateway Determination is issued.

Strategic Merit Test Adequacy	
No clear understanding to the community of the public benefits	<p>Council has received a letter of offer from the proponent in which he proposes to include a number of benefits. The benefits include a library / community facility space dedicated to Council, Waldron Road public domain works, widening of Frost Lane. All other public benefits are to be negotiated with the proponent.</p> <p>Council has not made any decisions on what is being offered, nor whether they are warranted or needed. Furthermore,</p>

	<p>Council has not determined if these offerings represent appropriate public value and benefit in relation to what is proposed.</p> <p>The processes following Gateway are quite rigorous. Council will undertake significant works, at the applicant's expense, to conduct social and community infrastructure reviews and feasibility analysis. They will assist in determining an appropriate range of public benefits in relation to the proposal post Gateway (which may find itself reduced based on a range of other studies).</p> <p>The legal mechanism for this would be a planning agreement, which would detail all of the above based on extensive work to be done as part of the Gateway requirements. At this time, all this work will of course be subject to a detailed engagement with the broader community.</p> <p>Council does not set the rules in the planning proposal process and simply follows the rules clearly set out by the NSW State Government.</p>
<p>The planning controls are not more than 5 years old, the North West Local Area Plan was only recently reaffirmed (via the Local Strategic Plan) 6 months ago</p>	<p>The strategic planning studies to inform the North West Local Area Plan were prepared in 2012-13, nearly 8 years go. These were subsequently implemented in 2016 without any change since.</p> <p>The Gateway for the draft CBLEP 2020 did not allow for any change other than the implementation of the South West, South East, and North West Local Area Plans. It was a harmonisation phase of our planning controls.</p> <p>The Local Strategic Planning Statement adopted by Council on 10 December 2019 simply acknowledges the NWLAP as an Action Plan, noting that it had already been implemented.</p>

<i>Density and Character</i>	
<p>Chester Hill is already overcrowded, the roads are narrow and it is difficult to find parking within the area.</p>	<p>Chester Hill is serviced by significant public transport including buses and trains.</p> <p>Further, the proposal would be required to comply with appropriate car parking requirements for residential, commercial and retail uses and is a matter that would be addressed in further detail should a Gateway decision be made to progress.</p> <p>The report before Council contains a separate section which deals with this issue and includes a number of independent reports. But it is clear further detailed work needs to be done in consultation with the community.</p> <p>There is a long way to go in this process and before any approvals are given, there will be more studies to look at the “narrow roads” and the traffic implications on the area. This detailed work will assist Council in any decision making and be used to inform the community.</p>
<p>Tripling of building height and floor space will reduce liveability, 18 storey towers will dominate the Chester Hill landscape and is out of character with its surroundings which is low density single dwelling homes.</p> <p>There are no buildings higher than six storeys at any connecting train stations or town centres within 10kms.</p> <p>62 metres would make Chester Square the tallest building in the entire Canterbury Bankstown LGA.</p>	<p>The proposal seeks to transform the area into a vibrant residential, commercial precinct. The building heights vary from two central towers of 16-18 storeys down to 2 storeys on the edges.</p> <p>It must be noted that in the Chester Hill area, 8 storeys is currently permissible along Waldron Road in front of the site.</p> <p>Council has sought independent urban design advice that confirms that the site can adsorb additional height and density. This of course will be subject to the review of surrounding heights and densities to ensure that future development surrounding the site cohesively relates with respect to urban form and would result in orderly development of the centre.</p> <p>It is proposed that work be undertaken as part of the post-gateway requirements to inform the community and council.</p>

	<p>The proposal does represent change for Chester Hill but it also offers many opportunities. It is expected to drive change, urban renewal, building activity and economic growth within the locality.</p> <p>It is important to note that other centres within 10km include Granville, Parramatta, and Bankstown and all with development and planning rules which allow developments far greater than 18 storeys.</p>
Chester Square and the whole shopping precinct has a desirable 'village feel' and this will disappear if the planning proposal is supported	<p>The planning proposal is expected to give the precinct a "facelift" and create an exciting shopping experience. The current centre is aged and its large blank walls just do not "fit in" with Waldron Road and the surrounding sites. It is expected the proposal will increase the overall vibrancy of the centre and help to activate the streetscape on all sides.</p> <p>While some change in the "feel of the centre" could be expected, good design will result in significant benefits. Benefits like investment in an improved public domain, accessibility, services and the expansion of Charles Place.</p> <p>But further work will be needed, including consultation with the community and Waldron Road businesses and must be undertaken post-gateway. This is a requirement under the NSW Government's planning process.</p> <p>This report acknowledges the importance of maintaining a quality main street along Waldron Road. It is for this reason that the proposed improvements be planned and delivered by the proponent so that it can continue as an attractive and vibrant environment.</p>
Concerns over loss of another bank or post office due to lack of ease of parking for the elderly	<p>The expansion of Charles Place would be a positive outcome and ensure proper pedestrian access and provide a clear link between the Waldron Road retail precinct and the new public plaza.</p> <p>Consolidation of the land or purchasing of the site by the developer would be required</p>

	<p>to achieve this. However, this is not Council's adopted position, and it is only raised for consideration at this stage.</p> <p>It must be noted that the applicant doesn't have acquisition powers and neither does Council – for this outcome to be achieved the business would need to consolidate and move into another site, possibly the proposed development or along Waldron Road.</p> <p>Should this option be progressed, it is anticipated that a post office and potentially other essential services including banking institutions would be attracted to relocate within the centre, or along Waldron Road. This is because of the anticipated increase in foot traffic and improvements to the public domain.</p>
The proposal will overshadow nearby residential properties	On the whole, the orientation of the site ensures that overshadowing will not largely affect residential areas. There will be some minor impacts and these will be tested and scrutinised as part of the further urban design work which is recommended.
Infrastructure	
Chester Hill has few facilities and does not have the infrastructure to accommodate thousands more people in such a small area, especially in these times when we are trying to make space for ourselves to decrease the chance of contamination of COVID-19. Over 600 apartments will result in a 10% increase in population – with no adequate infrastructure protocols to support such rapid growth.	<p>The planning proposal addresses social infrastructure needs. An assessment was supported by a "letter of offer" from the proponent committing to a range of infrastructure upgrades to accommodate and support growth.</p> <p>To meet the expected increase in people, the proponent has set aside an additional 2,800sqm for public open space, on top of the 2,000sqm already set aside for floor space. This combined space will be available for Chester Hill shoppers, workers and visitors to enjoy. In real terms, that's 4 or 5 times more space than what currently exists and will provide a high amenity meeting place for the area.</p> <p>Although a detailed design issue, the design of this public space will be subject to a separate landscape plan and be based on community input at the development application stage.</p>

	<p>Should Council support the proposal, and a Gateway Determination be issued by the NSW government, Council will need to engage with relevant infrastructure agencies and utility providers. This will allow us to understand what improvement/augmentation to services are required to manage the expected change in demand and effectively support this development and likely development that would follow around the centre. The cost of infrastructure upgrades stipulated by agencies would be borne by the applicant.</p>
<p>The development will create traffic and parking chaos by adding hundreds of additional cars and put further strain on local services which are already at full capacity. Parking is already difficult in the current shopping district, and along local streets. The studies supporting the planning proposal are not a true reflection of the actual traffic and parking at present and ‘embellishments or improvements’ to Waldron Road, Frost Lane and Charles Parade will not support such an increase in traffic volumes.</p>	<p>The planning proposal submitted included a traffic impact assessment and was supported by a ‘public benefit offer’ from the proponent. The offer committing to a number of traffic upgrades including intersection signalisation at Waldron Road and Priam Street.</p> <p>The development will also provide approximately 1,200 additional car parking spaces on-site to accommodate increased demand and design ingress and egress that would best integrate with the road network.</p> <p>Our experience with similar developments, including Punchbowl and Lakemba, is that the additional underground parking has vastly improved parking availability for local shoppers.</p> <p>As Waldron Road is a classified road, Council will need to consult with Transport for NSW should a Gateway Determination be issued. Concurrence from Transport for NSW is required for this planning proposal and any works identified would need to be incorporated into the proposal, including infrastructure upgrades.</p> <p>Detailed studies to examine what upgrades/works can benefit the area will need to be undertaken. However, if traffic is an issue then this will be shared with the community and will form the basis of council’s final decision. Any improvements</p>

	to the road network would have to be paid for by the proponent.
Another new Library, 'embellishments' to roads and upgrades to a park already earmarked for improvement do not make for 'significant' public benefits. Nugent Park has been identified for upgrades in the 2020-21 operation plan – why would additional upgrades be required? What is the financial contribution breakdown for the proposed embellishments to roads and Nugent park upgrade? This is not clearly defined.	<p>The existing library was originally built in 1958 and is over 60 years old. The community's use of library facilities has changed over that time, with a demand for increased flexibility in how spaces are utilised by residents including community meeting areas and social needs.</p> <p>Whilst the most recent upgrades were completed in 2013, the Chester Hill community hub does not offer a variety of multi-purpose uses which are needed to meet the current and future community's needs.</p> <p>The proposed cold shell library / multipurpose facility would help meet the current needs and the anticipated growth of the area, noting that extensive community engagement on the proposal and the use of the space would occur if a Gateway Determination was to be issued. Notwithstanding, it is space that council may or may not want, and work to be undertaken as part of the post-gateway studies will involve the community heavily in that process.</p> <p>Whilst a monetary contribution for Nugent Park was initially identified by the applicant, this contribution was supported by council officers for the park and Council will seek for the applicant to divert these improvements to other public benefits or infrastructure improvements in the area.</p> <p>The details of the public benefits will be identified through a social needs study at the proponent's expense and test public value benefit and engage with the community. These would be subject to exhibition and consultation with the community.</p>
Public transport is not commuter friendly with very limited and haphazard timetables for train and bus services. The train station will need a lift installed to improve	It is agreed that additional services at the train station including an elevator are needed.

accessibility for so many people including the elderly and disabled.	<p>However, bus services and trains need to be adjusted to meet demand. Increased patronage by new workers and residents living in the area will assist in building a case for this.</p> <p>Council must consult with Transport for NSW about these issues should the planning proposal proceed, should we receive a gateway determination.</p>
There is only one primary school within walking distance of the site, which will create further traffic gridlock for interconnecting streets and roads and the schools in the area are at capacity and in some instances over capacity	<p>The school is within a 400m walk of the site.</p> <p>Should Council decide to proceed with the proposal, and a Gateway Determination be issued by the Department, the proponent will be required to make improvements to the pedestrian environment, and also make the area an even more attractive proposition to children and parents.</p> <p>Consultation with State agencies including the NSW Department of Education must occur if Council receives a gateway determination.</p>
Schools, early learning services, doctors and other essential services would struggle to cope with the demand of so many new residents in the community. This will also impact hospitals and other Health services in the Canterbury Bankstown LGA	<p>Council must consult with the NSW Department of Education and NSW Department of Health about the availability of local services to accommodate additional growth in this area if council receives a gateway determination.</p> <p>The proposed development will no doubt create additional floor space for the private sector to provide local services such as medical consulting rooms etc.</p> <p>The State government has also committed to a new hospital in Bankstown to support the long term needs of the city.</p>
Council has not clearly identified a plan to address the increase in demand for infrastructure services	<p>Council is bound by NSW Government legislation to process the proposal before it. Given the scale of the planning proposal, there are a number of studies that will need to be undertaken to assess the infrastructure needs for the area. The planning proposal needs to progress to get the State's gateway requirements to enable us to commence detailed studies.</p>

	Consultation with relevant infrastructure agencies and utility providers must occur following the issuing of a Gateway Determination, should Council and the Department support the proposal.
The sewerage system is antiquated and will have issues with such a huge influx of residents	Sydney Water will be consulted for their review and comment should the NSW Department of Planning Infrastructure and Environment issue a Gateway Determination that allows the planning proposal to progress to community and State agency consultation. Furthermore, capacity upgrades would be payable by the proponent.

Community Consultation	
The community have not had the opportunity to comment on the proposal and only found out about this through the local media.	<p>Council is required to follow the NSW Government's process for progressing planning proposals, and under that process the community engagement happens after a Gateway Determination has been issued. This means that an initial assessment to determine strategic planning merit and identify issues for consideration by Council and the Department of Planning of Industry and Environment must occur prior to engagement with the community.</p> <p>Council is yet to submit a request to the NSW Department of Planning Infrastructure and Environment for a 'Gateway Determination' to allow the planning proposal to progress to community consultation. This would only occur should Council progress the planning proposal, and the Gateway Determination would stipulate the consultation requirements.</p> <p>If Council decides to seek a Gateway Determination and one is issued by the State government, then formal public consultation will be undertaken and all submissions received given close consideration.</p> <p>The community will be kept informed along the way and will include extensive engagement.</p>
Why did Council release this application 12 months after it was lodged?	Whilst the application has been with Council for approximately 12 months, this

planning proposal is in the early stages of assessment.

Different to a DA where notification occurs first, public exhibition of a planning proposal occurs after Council and the Department of Planning determine that there is broad merit in continuing further consideration of the proposal.

As part of Council's assessment, a number of independent reviews were engaged (attached to this report) to examine urban design, traffic and infrastructure needs. This has taken many months to complete which is normal for large proposals.

This report is the culmination of the initial assessment process.

If Council decides to seek a Gateway Determination and one is issued, then formal public and State agency consultation will be undertaken and a further report on the outcomes of these consultations will be reported to Council before any final decision is made.

Council has followed the legislative process which has been established by the State government, as it does with all planning proposals.

<i>Impact on Waldron Road Retailers</i>	
What will happen to the businesses in the square and the street, will they get special rates etc?	<p>As part of the assessment of the planning proposal, Council engaged independent advice to undertake a peer review of the proposal.</p> <p>The peer review found that the proposed development would cater for a different retail market and not adversely impact on the food and drink type retail businesses on Waldron Road. The report also highlighted that there can be some expected increase in trade as a result of the increase in residential population.</p> <p>The matter does not impact on council rates.</p>
Concern over widening of Frost Lane and loss of rear access for Waldron Road retailers	Widening of Frost Lane will only improve the function of Frost Lane. All road dedication is being provided by the proponent of the planning proposal. There is no change to retail properties fronting Waldron Road or their ability to access Frost Lane.

<i>Library</i>	
Why is a Council run Library included within the proposed plans?	<p>The proposal represents a significant opportunity to leverage the activation of new residents, commercial spaces and a public plaza by integrating with community uses which could involve a library but it is not council's current plan to change Chester Hill Library. The proponent has proposed to provide a 2,000m² cold shell space to Council which is considered to be a positive contribution to the centre and surrounding community.</p> <p>Council has its discretion to occupy this space for whichever community use it considers most appropriate and in demand by the Chester Hill community. This may be in the form of a new multipurpose community facility including a state of the art library and related facilities. This community space will be secured through a planning agreement which will be the subject of separate community engagement to determine the best use for this space or</p>

	we may not want the space at all. Further studies and engagement will decide this position.
How does Council intend to re-coup the \$1.6 million rate payer dollars recently spent on the upgrade of the current Chester Hill Library? This is a waste of money, the existing library has just been refurbished and is a peaceful place	<p>The upgrades to the existing library were primarily structural upgrades including roof and walls to address the structural failures that presented to the south west section of the facility.</p> <p>Possible uses for the proposed multi function space will be subject to consultation, should the proposal receive a Gateway Determination. Furthermore, no decision has been made to remove the existing library.</p>
What is Councils intention with the current Chester Hill library site/land?	There is no plan in place to close or change the existing library.

<i>Crime and Anti-social Behaviour</i>	
The crime rate will increase with more residents, there are not enough employment opportunities in the area so this will lead to more social issues	<p>A well designed development will increase passive surveillance and activation of the local area, and help reduce crime and anti-social behaviour.</p> <p>Council will carefully consider any comments from the Local Area Command in relation to the planning proposal should it proceed to exhibition. This consultation would occur should the Gateway process support the proposal progressing to consultation.</p>
Increase in crime locally will see insurance premiums rise to the detriment of local businesses	There is no evidence to suggest that the planning proposal will result in higher insurance premiums.
Concerns over street rubbish, speeding drivers, hotted up noisy cars on our roads, trucks parking on the street obstructing safe use of driveways	There is no evidence that the proposed development will not itself increase the incidence of street littering or unsafe vehicle use within the local area nor will it cause more trucks to park in local streets. The proposed development includes about 1,200 additional car parking spaces and loading bays within the basement - preventing the need for on-street parking to service the proposed development.
Address social issues first before increasing population in the suburb	Policing of anti-social behaviour is an ongoing matter for NSW Police. The proposal is not expected to result in social issues and Council will consult with the Local Area Command should the proposal proceed to that stage.

	The proposed development will increase local employment opportunities and which could, in part, help to address social issues related to unemployment.
--	--

<i>Impact on land values</i>	
Concerns that this will drive away people and leave more houses vacant and as such drive down land values for existing owners and investors	There is no evidence to support the theory that land values will fall as a result of the proposed development. It is anticipated that the proposed development will stimulate much needed investment in the local area and help to improve liveability for local residents.

<i>Environmental Impact Study</i>	
Why was the planning proposal received by Council in August 2019 not supported by an EIS?	<p>Council is bound by NSW Government legislation to process planning proposals in accordance with relevant legislation and policies. Council has followed the statutory process, as it does with all planning proposals.</p> <p>An EIS is not required to support a planning proposal in this instance.</p>

<i>Need for Urban Consolidation</i>	
Sefton and Chester Hill are in need of urban consolidation being on a train line. Make use of this infrastructure and deliver more housing in such areas.	Council agrees that the planning proposal will stimulate much needed renewal and urban consolidation in an area well serviced by public transport and local services.

NEXT STEPS

The next step is to prepare and submit a planning proposal to the Department of Planning, Industry and Environment to seek a Gateway Determination. The planning proposal would request amendments to Bankstown Local Environmental Plan 2015 and additional studies and analyses to be undertaken prior to extensive community engagement as outlined in this report.

It is also proposed to prepare DCP Amendments and planning agreement concurrently with the planning proposal. Following the exhibition of the planning proposal and supporting documents, the outcomes would be reported to Council.

Should Council not support the matter proceeding to Gateway the applicant can appeal the decision to the NSW Government via a rezoning review process and the matter can be taken out of the hands of local Councillors.

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	Local Government NSW - Annual Conference and Consideration of Motions	77
7.2	Stronger Communities Fund - Quarterly Progress Report	85
7.3	Cash and Investment Report as at 31 August 2020	91

Governance and Administration Matters - 22 September 2020

ITEM 7.1 Local Government NSW - Annual Conference and Consideration of Motions

AUTHOR Corporate

PURPOSE AND BACKGROUND

The Local Government NSW (LGNSW) Annual Conference is scheduled to take place this year online in an alternative half day format on 23 November 2020.

The Annual Conference is the key policy making event for the local government sector. Delegates are afforded the opportunity to discuss, deliberate and vote on motions that determine policies and priorities for LGNSW and the broader sector.

Following the Conference, LGNSW will review resolutions and identify priority advocacy areas to guide LGNSW actions in 2021.

Further, as a member of LGNSW, Council is entitled to nominate Councillor voting delegates for motions.

ISSUE

To inform Council of the 2020 Local Government NSW Annual Conference and to consider the submission of motions.

RECOMMENDATION That -

1. Council endorse the draft motions as detailed in the report.
2. The Mayor be delegated authority to nominate voting delegates for the 2020 LGNSW Conference.

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

- A. LGNSW 2020 Conference - General Information
- B. LGNSW 2020 Conference Program
- C. LGNSW 2020 Conference Voting - Delegates

POLICY IMPACT

The submission of motions to the annual LGNSW Conference provides an important opportunity for Council to continue its advocacy on issues impacting local government and our community.

FINANCIAL IMPACT

Registration and costs associated with attendance at the online LGNSW Annual Conference are in accordance with the Councillor Expenses and Facilities Policy and will be met from within Council's adopted budget.

COMMUNITY IMPACT

Motions presented for consideration and endorsement by Council have been formed with the benefit of the City's community as a leading priority.

However, there is generally no immediate impact on the community from the adoption of these recommendations.

DETAILED INFORMATION

Motions

LGNSW are inviting submissions of motions for consideration at the 2020 conference. Motions are to be based on the following six categories:

- Industrial relations and employment
- Governance and accountability
- Economic
- Infrastructure and planning
- Social and community
- Environment

To be considered, motions are required to be in accordance with the following criteria as determined by the LGNSW Board:

- Are consistent with the objects of the Association;
- Relate to Local Government in NSW and/or across Australia;
- Concern or are likely to concern Local Government as a sector;
- Seek to advance the Local Government policy agenda of the Association and/or improve governance of the Association;
- Have a lawful purpose (a motion does not have a lawful purpose if its implementation would require or encourage non-compliance with prevailing laws);
- Are clearly worded and unambiguous in nature; and
- Do not express preference for one or several members over one or several other members.

Motions should be submitted to LGNSW online by 28 September 2020, although they will be accepted up until 25 October 2020. The following motions are proposed for Council's endorsement and submission to the conference.

Category: Governance and accountability

1. *Local Government Representation on the National Cabinet*

Local Government in Australia has enjoyed many years at the table of the Coalition of Australian Governments (COAG), rightly representing the interests of the tier of government closest to the people we all serve. Back in 1992, when COAG was convened, Local government was included because all parties recognised its direct impact on people's daily lives in terms of the provision of local services and infrastructure.

The challenge facing National Cabinet over the coming months is unlike any which has faced Australian governments in recent times. What is required is a concerted, coordinated and complementary efforts of all tiers of government to rebuild consumer confidence, support business and bolster employment. Local governments are willing and necessary partners in developing and implementing reform. Getting it right on the ground is Local Government's area of strength.

Local government is best placed to drive locally-led recovery. Councils support economic growth through regional development policies and initiatives, strategic and land use planning, targeted investment attraction, prioritisation of local procurement, and focusing their annual investment on infrastructure that serves the community and business alike. Many councils also provide business networking opportunities, business training, mentoring, incubator facilities and employment hubs.

Decisions about how our Federation works and how it can be improved or reformed require all three tiers of government working together to align their policies and programs. Australians expect that government decisions that affect them appropriately reflect their grass roots views and be actioned at all levels of government.

Including Local Government in the National Cabinet would demonstrate a strong unity of purpose and a combined commitment to promote and implement National Cabinet decisions across the broadest implementation platform available to government. It is for these reasons we are advocating for the NSW and Australian Governments to bring Local Government back into the fold and take up its rightful place at the table of the National Cabinet.

Proposed Motion

That Local Government NSW advocates to the NSW and Australian Governments to highlight the critical necessity for Local Government representation on the newly formed National Cabinet, and request that First Ministers review the decision to exclude Local Government.

Category: Environment

2. Funding for Waterway Maintenance on Private Land

Water quality in our rivers is of vital importance to both the natural environment and our communities. There are many waterways on private land in urban areas, all of which play a role in the quality of water that runs off these properties and into public waterways.

Unfortunately, the quality of water in our urban rivers is degraded due to stormwater pollution, erosion, and littering. Unless necessary measures are undertaken immediately, continued degradation will impact the liveability of these catchments. Enabling private landowners to put Water Sensitive Urban Design (WSUD) features in place could assist in treating stormwater runoff and maintaining the water quality of our rivers. Implementing WSUD measures comes at a cost and given the scale of the issue, it is beyond local government's ability to resource any response with landowners. It is in the public's interest then, that these waterways on privately owned land are maintained to a minimum standard. We therefore call on the State Government to provide funding for such works where it can be demonstrated that there will be a public benefit through improved water quality.

Proposed Motion

That Local Government NSW make representations to the NSW Government requesting it identifies, or if absent, establishes a fund for residents to apply to for the purpose of improving or maintaining water quality in waterways that run through privately owned land then into public waterways in urban areas.

Category: Infrastructure and Planning

3. Liveable Housing Design Guidelines

Many Australians want to grow old at home with family and friends. However, finding a home that meets the changing needs of people across their lifetime is challenging. Currently, there is no requirement for new freestanding homes to cater for our diverse community of seniors, people with disabilities, and those living with the support of their loved ones. Accessible homes should be the expected, not the exception, and so all homes should be easy to live in and for all people to visit, regardless of their mobility level.

Australia should be a world leader when it comes to accessible homes. A good example is the National Liveable Housing Design Guidelines, which seek to promote accessible homes with a key focus on enhanced liveability. However, the implementation of the guidelines is discretionary, and many authorities continue to apply the Adaptable Housing Australian Standard, which is outdated.

Proposed Motion

That Local Government NSW advocate that the NSW and Australian Governments:

- a. Support the inclusion of the Liveable Housing Design Guidelines in planning and building rules.*
- b. Develop a search engine for dwellings certified as complying with the Liveable Housing Design Guidelines, and to make this information available at the point of sale.*

Category: Environment

4. Permanent Fund to Address Illegal Dumping

Illegal dumping is an ongoing and increasing waste issue. Each year, councils across NSW invest millions of dollars in managing the issue. The NSW Environment Protection Authority (EPA) recorded a 34 per cent increase in illegal dumping from April 2020 compared to April 2019 with many Councils across NSW experiencing substantial increases. The issue has cost Canterbury-Bankstown Council upwards of \$1.3 million over the last financial year.

Council's response to this growing issue via its *Eyes On It* anti-dumping campaign, has so far identified, mapped, taped and removed over 7,000 illegal dumps over sixteen weeks. This has demonstrated the potential to make real and lasting change in attitudes toward illegal dumping. The data gathered through this campaign show that well-targeted and high-profile interventions are effective in reducing illegal dumping, encouraging perpetrators to take responsibility for their actions and in reducing the negative impacts of dumping.

The campaign also showed that ongoing success depends upon repetition across the whole local government area and particularly in dumping hot spots. Establishing a permanent funding stream, funded by the Waste Levy, will finally enable councils, including Canterbury-Bankstown, to properly resource programs, such as the *Eyes On It*, aimed at stopping this ever growing problem.

Proposed Motion

That Local Government NSW make representations to the NSW Government requesting a permanent and secure funding stream, to be funded from the Waste Levy, for councils to address the growing issue of illegal dumping through ongoing targeted programs of deterrence, enforcement and clean up.

Category: Environment

5. Improving Recycling Systems in NSW

The decision by the Federal Government to ban the export of certain waste materials overseas has had a cascade effect on the local government sector. While the ban attempts to drive domestic recycling of value-added products, it neglects to address the investment required to effectively transition to a circular economy.

Costs to councils in recycling materials collected at the kerbside are growing, an issue further emphasised during the COVID-19 pandemic. The lack of NSW Government investment in remanufacturing and reprocessing facilities further expounds the issues experienced by councils across the state. While the NSW Government collects approximately \$800 million annually through its waste levy, less than 20 per cent is reinvested into recycling and waste management.

More is needed from the NSW Government by way of investment into this crucial area to assist the local government sector in transitioning to a circular economy.

Proposed Motion

That Local Government NSW advocate to the NSW Government to increase the proportion of the waste levy reinvested in recycling and waste management.

Category: Environment

6. Expanding coverage of the NSW Container Deposit Scheme

Currently consumers can return glass beer and cider bottles through the NSW Return and Earn (Container Deposit Scheme) program but they cannot return wine or spirit bottles.

The bottles are made from the same material, are purchased from the same outlets and can be made into the same products after recycling. However, they have different and confusing disposal options. Furthermore, glass in the yellow bin can contaminate paper and the majority (by number) of glass bottles can already be diverted to the Return and Earn scheme.

Extending the container deposit scheme to include these bottles will improve recycling in NSW by putting a value on them, increasing the clean and separated glass stream, and creates a consistent recycling message for consumers.

Proposed Motion

That Local Government NSW call on the NSW Government to expand coverage of the NSW container deposit scheme to include all glass beverage bottles.

Voting Delegates

For the 2020 LGNSW Conference, Council can nominate up to 11 voting delegates for voting on motions. Council must advise LGNSW of its voting delegates by 3 November 2020. It is recommended the Mayor be delegated authority to finalise nominations and that advice be provided to LGNSW accordingly.

Governance and Administration Matters - 22 September 2020

ITEM 7.2 Stronger Communities Fund - Quarterly Progress Report

AUTHOR City Future

PURPOSE AND BACKGROUND

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

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

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

ISSUE

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

RECOMMENDATION

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

ATTACHMENTS

Nil

POLICY IMPACT

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

FINANCIAL IMPACT

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

COMMUNITY IMPACT

The delivery of programs and projects funded under the SCF will deliver social, cultural, economic or environmental benefits to the community. The delivery of the Major Projects will result in new or improved infrastructure and services to the community.

DETAILED INFORMATION

Major Projects Program - Stage 1

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

As noted at the 23 June 2020 Council meeting, given the Canterbury Road Underpass is no longer funded by the SCF, a progress report on this project is not required.

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

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

Project	Progress
Regional Sports Framework – Multipurpose synthetic surface at Jensen Park	Complete. This project is complete and was officially opened on 23 February 2019. Final Project Report has been submitted to OLG.
All Abilities Playground – Bankstown City Gardens Stage 2	Complete. This project is complete and was officially opened on 28 September 2018. Final Project Report has been submitted to OLG.
Wiley Park Parkland upgrade and renewal	Design commenced. The tender for the design of the Wiley Parks Ponds upgrade has been let. Project delayed to allow for completion of Masterplan for the site. Design works are expected to be completed January 2021, with the construction tender to follow in mid-2021. Works are expected to be completed by December 2021.

Major Projects Program – Stage 2

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

Project	Progress
Changing Places portable facility for community events	Complete. This project is complete and the facility has been used at a number of events since its launch last year. Final Project Report has been submitted to OLG.
Community engagement vehicle	Substantially complete. The official launch of the CBCity Kombi was held in 2018. Completion of the vehicle upgrades to improve useability have been delayed due to COVID-19. Works are due to be completed December 2020.

Project	Progress
Cooks River interactive litter capture device	Construction of the floating litter boom device has been completed off site. Delivery has been delayed due to the closure of the NSW-Victorian border and quarantine requirements. Once restrictions have been lifted, delivery of the device will be arranged. The related communications launch will be rolled out following installation of device.
Enhanced play experience at Greenacre	Design commenced. Detailed design has commenced and design drawings are 50% complete. Project is on schedule and will go out to tender for construction in early 2021.
Parry Park upgrade and renewal	Design commenced. Project delayed to allow for completion of Masterplan for the site. Community engagement commenced during this quarter with positive support received from the community and stakeholders. Detailed design has commenced and design drawings are 50% completed. Project on schedule and will go out to tender for construction in early 2021.
Red Chair Movement	Complete. This project is complete following the installation of the new infrastructure at Panania and Riverwood. Final Project Report has been submitted to OLG.
Smart Cities, kick start of the City's journey	<p>Three of the five projects from Council's internal Smart Tank innovation challenge program are completed. The remaining projects are nearing completion. This project is due for completion in October 2020.</p> <p>Community engagement for the Activating Data Roadmap has commenced with the draft roadmap expected to be reported to Council in November 2020.</p> <p>The first draft of the Special Data Analysis, being prepared in partnership with the NSW Data Analytics Centre, has been completed and Councillors briefed on the project during September.</p> <p>Smart TV and Safe TV Schools initiatives are in the final stages of procurement. While tracking behind schedule at present, this is expected to be completed by the end of 2020.</p>
Solar Farm	Design commenced. Council has endorsed the release of a tender for Design and Construction of a mid-scale solar farm. Final reviews are underway with the tender to be released to shortlisted companies in September 2020.
Implementation of Sports Facilities Strategy - Recreation Initiatives	A portion of these funds were allocated towards the completion of the new amenities building at Wagener Oval. Projects being delivered in the 2020/21 capital works program that have SCF funding allocated include Kelso North Baseball Lighting and Rudd Park field works.

Conclusion

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

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

Governance and Administration Matters - 22 September 2020

ITEM 7.3 Cash and Investment Report as at 31 August 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 Aug 2020.

RECOMMENDATION That -

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

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

- A. Imperium Markets August 20 Monthly Investment Report
- B. Portfolio Balances as at 31 August 2020

POLICY IMPACT

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

FINANCIAL IMPACT

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

COMMUNITY IMPACT

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

DETAILED INFORMATION

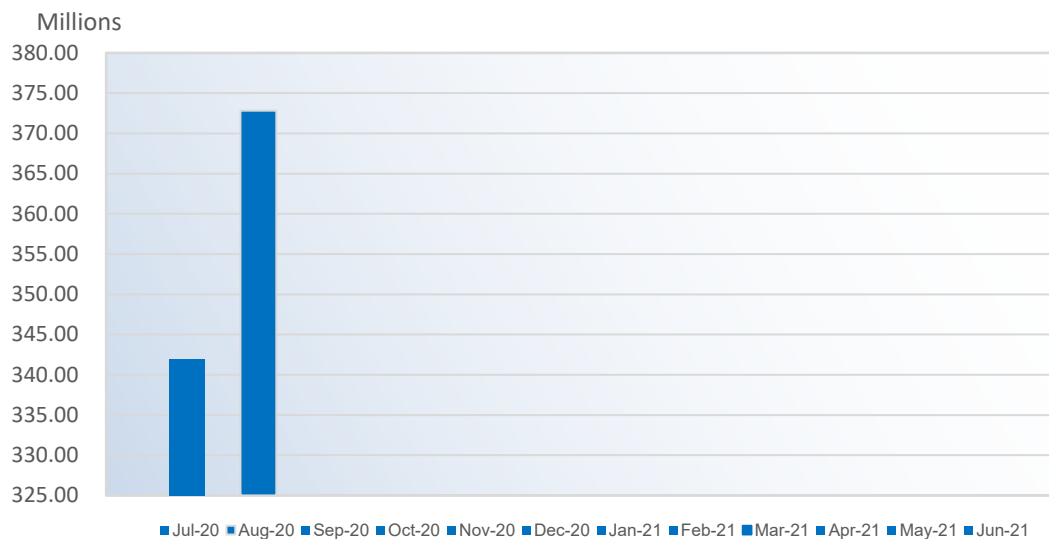
Cash and Investment Summary – as at 31 August 2020

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

Cash and Investments	\$
Cash at Bank	5,252,680
Deposits at Call	51,256,266
Term Deposits	252,921,000
Floating Rate Notes	62,540,194
Bonds	1,000,000
Total Cash and Investments	372,970,140

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

Cash and Investment Rolling Monthly Balance 2020-2021



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

Interest Income	Aug 2020 \$	Year-to-date Aug 2020 \$
Budget	547,500	1,095,000
Actual Interest	521,674	1,090,514
Variance	(25,826)	(4,487)
Variance (%)	(4.72)	(0.41)

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

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

Maturity Profile		
	Actual % of Portfolio	Policy Limits %
Cash	15	100
Working Capital Funds (0-3 months)	10	100
Short Term (3-12 months)	21	100
Short – Medium (1-2 years)	24	70
Medium (2-5 years)	30	50
Long Term (5-10 years)	0	5
Total Cash and Investments	100%	

Portfolio Allocation	
	Actual % of Portfolio
Cash at Bank	1
Deposits at Call	14
Term Deposits	68
Floating Rate Notes	17
Total Cash and Investments	100%

8 SERVICE AND OPERATIONAL MATTERS

The following item is submitted for consideration -

- | | |
|--|----|
| 8.1 Release of Drainage Easement and Creation of a New Drainage Easement
for 246 Miller Road, Villawood | 97 |
|--|----|

Service and Operational Matters - 22 September 2020

ITEM 8.1 Release of Drainage Easement and Creation of a New Drainage Easement for 246 Miller Road, Villawood

AUTHOR Operations

PURPOSE AND BACKGROUND

Development Application DA-632/2019 for 246 Miller Road, Villawood requires the release of an existing drainage easement and creation of a new drainage easement as outlined in this report.

The works proposed for DA-632/2019 include construction of new 750mm diameter and twin 750mm diameter pipelines within a new 4.0m wide drainage easement. This will allow for the extinguishment of an existing 3.05m wide drainage easement that contains 750mm to 1200mm diameter pipelines.

ISSUE

Council is required to consent to the release of an existing 3.05m wide drainage easement and creation of a new 4.0m wide Drainage Easement at 246 Miller Road, Villawood.

RECOMMENDATION That -

1. Council consents to the release of the 3.05m drainage easement and creation of a new 4.0 m wide drainage easement at 246 Miller Road, Villawood.
2. The Mayor and General Manager be authorised to sign all relevant documentation, under the common seal of council, as required.

ATTACHMENTS [Click here for attachment](#)

- A. Drainage Concept Plan with Easements Indicated

POLICY IMPACT

This report has no policy implications.

FINANCIAL IMPACT

This report has no financial implications for Council as costs for the extinguishment of the existing drainage easement, registration of the new drainage easement and construction of the new drainage works shall be borne by the Applicant.

COMMUNITY IMPACT

The recommendations seek to provide the same level of service for Council's drainage infrastructure at 246 Miller Road, Villawood.

DETAILED INFORMATION

Council is currently assessing and preparing recommended consent conditions for Development Application DA-632/2019 for 246 Miller Road, Villawood. The proposed development consists of:

- demolition of existing structures and rail infrastructure
- removal of trees and remediation of the site
- consolidation of lots, boundary adjustment
- construction of stormwater drainage
- construction of five industrial buildings with nine warehouses or distribution centres with ancillary office space
- loading docks, car parking, new access road, shared common truck driveways and infrastructure augmentation and associated signage

The proposed development involves undertaking permanent building work over the existing 3.05m wide drainage easement and the pipelines that contains. As such, the Applicant has proposed relocating the drainage easement and pipelines to a location outside of the encroachment of the proposed permanent structures.

Staff reviewed the proposal to ensure that Council's maintenance/replacement access and hydraulic capacity of the proposed drainage system is equivalent to that of the existing drainage system. The approved concept design drawing is attached to this report (Attachment A).

Development Conditions of Consent are being prepared for DA-632/2019 to ensure that the release of the existing drainage easement, registration of the new drainage easement and construction of the new drainage works will be undertaken by the Applicant at their cost. The conditions of consent will stipulate that Council has the opportunity to review the wording of the proposed drainage easement prior to registration with the NSW Land Registry Services.

9 COMMITTEE REPORTS

The following items are submitted for consideration -

- | | | |
|-----|--|-----|
| 9.1 | Minutes of the Traffic Committee Meeting held on 8 September 2020 | 103 |
| 9.2 | Minutes of the Audit Risk and Improvement Committee meeting held on 12 August 2020 | 105 |

Committee Reports - 22 September 2020

ITEM 9.1 Minutes of the Traffic Committee Meeting held on 8 September 2020

AUTHOR Operations

PURPOSE AND BACKGROUND

Attached are the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 8 September 2020.

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

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

ISSUE

Recommendations of the Canterbury Bankstown Council Traffic Committee meeting.

RECOMMENDATION

That the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 8 September 2020, be adopted.

ATTACHMENTS [Click here for attachment](#)

A. Minutes of the Traffic Committee Meeting 8 September 2020

POLICY IMPACT

This matter has no policy implications to Council.

FINANCIAL IMPACT

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

COMMUNITY IMPACT

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

Committee Reports - 22 September 2020

ITEM 9.2 Minutes of the Audit Risk and Improvement Committee meeting held on 12 August 2020

AUTHOR Corporate

PURPOSE AND BACKGROUND

In accordance with the Local Government Guidelines for Internal Audit, issued under section 23A of the Local Government Act (1993), Canterbury Bankstown Council has an established Audit Risk and Improvement Committee.

The purpose of this report is to consider the minutes of the meeting of the Audit Risk and Improvement Committee held on 12 August 2020.

Matters arising from the meeting that may be of particular interest to Council include:

- Item 5.1 – external audit will not issue an interim management letter for the audit of financial statements for the period ended 20 June 2020. Outcomes from the interim audit will be incorporated into the final management letter.
- Item 5.8 – the Committee endorsed the new Internal Audit Annual Plan for 2020-21.

ISSUE

Recommendations of the Audit Risk and Improvement Committee

RECOMMENDATION

That the recommendations contained in the minutes of the Audit Risk and Improvement Committee meeting held on 12 August 2020, be adopted.

ATTACHMENTS [Click here for attachment](#)

- A. Minutes of the Audit Risk and Improvement Committee held on 12 August 2020

POLICY IMPACT

The reporting of the Minutes of the Committees meetings to Council complies with the requirements of the Internal Audit Guidelines (for Local Government) and the approved Audit Risk and Improvement Committee Charter.

FINANCIAL IMPACT

There are no financial impacts arising from the recommendations of the Committee.

COMMUNITY IMPACT

Council will maintain an independent Audit Risk and Improvement Committee in accordance with the local government guidelines.

10 NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

The following items are submitted for consideration -

10.1 Notice of Motions	109
10.2 Youth Week April 2021	111
10.3 Canterbury Hospital	113
10.4 Unregistered and Abandoned Vehicles	115
10.5 Swooping Magpies	117
10.6 Promoting CBCity as a Destination	119
10.7 Community Wellbeing	121
10.8 School Zone Maintenance Shortfall	123
10.9 Fitzpatrick Park - Georges River National Park	125
10.10 Bill Delauney Reserve	127
10.11 Stamping Out Racism in Local Sports	129
10.12 Climate Change	131

10.13 Encouraging Native Insects in Urban Areas	133
10.14 Sandakan Road - Commemorative Plaque	135
10.15 Kennedy St & Ferndale Rd Round-a-Bout	137

Notice of Motions & Questions With Notice - 22 September 2020

ITEM 10.1 **Notice of Motions**

AUTHOR **Office of the General Manager**

ISSUE

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

RECOMMENDATION

That the information be noted.

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

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

Notice of Motions & Questions With Notice - 22 September 2020

ITEM 10.2 Youth Week April 2021

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

“That Council considers incorporating, as part of its Youth Week 2021 activities, support for parents supporting young people with mental health challenges following COVID-19”

BACKGROUND

Youth Week celebrations and activities planned for 2020, unfortunately had to largely be scrapped. There were amazing efforts by staff to quickly transition to a virtual delivery model, but we all know that, for young people especially, nothing compares with face to face.

As the pandemic continues to drag on, every day longer is compounding the mental health impacts on our young and on their parents as they attempt to support them, often with their own challenges such as job losses or anxiety over loved ones interstate or overseas.

It is my hope that we will be on the other side of this pandemic by the time we are to again celebrate Youth Week, in April 2021. I would like Council to consider, in planning activities and events, dedicated support for parents who are supporting young people through their recovery.

GENERAL MANAGER’S COMMENT

There remains considerable uncertainty whether our community will be in a position to celebrate Youth Week in 2021, as we would ordinarily. I note that the event organisers are yet to schedule dates and I understand that there has even been suggestion of lengthening to be a one-off Youth Month.

Notwithstanding, Council will of course consider including an element that seeks to provide parents with support as they in turn support their own children. Any element would of course have to respond to the theme – which I understand is generally released only a month or two beforehand.

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

Notice of Motions & Questions With Notice - 22 September 2020

ITEM 10.3 Canterbury Hospital

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

“That Council continues to support the local Canterbury Hospital Redevelopment Campaign by supporting the recent Canterbury Hospital petition launched by local State representatives Sophie Cotsis MP, Member for Canterbury, Jihad Dib MP, Member for Lakemba, and Jo Haylen MP, Member for Summer Hill.”

BACKGROUND

Canterbury Hospital has not had a redevelopment since 1998. Since then, the local population has grown, as has the demand for the Hospital’s facilities and pressure on its resources. This has been the case particularly during the COVID-19 Pandemic.

This hospital is vital for many residents of our City, particularly those that reside in Canterbury Ward and Roselands Ward.

Given our city is set to see greater population increases in the near future, as evidenced in recent Council reports, it is vital many of our state owned social infrastructure, like Canterbury Hospital, are able to meet the present and future demands of our growing, ageing and multicultural community.

GENERAL MANAGER’S COMMENT

There are no cost implications arising from the proposed motion, as written. Council can write to the Minister for Health, expressing its support for the redevelopment of Canterbury Hospital.

Notice of Motions & Questions With Notice - 22 September 2020

ITEM 10.4 Unregistered and Abandoned Vehicles

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

“That Council, through Council’s established communication channels, informs the community of the best methods to report abandoned vehicles throughout our City.”

BACKGROUND

Despite it being an offence under the *Impounding Act 1993*, residents have expressed concern over the numerous abandoned vehicles (cars, boats, trailers) taking up valuable parking spaces near railway stations, shopping centers and in residential streets. I have reported many of them and Council’s response has been excellent.

I understand Council rangers currently rely on the community to report abandoned or unregistered vehicles. I often wonder why more people aren’t reporting abandoned vehicles in their area. I think I know the answer: they don’t know that they can, or if they do, they don’t know the process for doing so.

I am asking that Council start a campaign to educate the community on the best methods of reporting abandoned and unregistered vehicles throughout our City, including reporting abandoned or dumped vehicles to the NSW Police Assistance Line on 131 444 or via the Council’s own website and social media channels.

GENERAL MANAGER’S COMMENT

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

Notice of Motions & Questions With Notice - 22 September 2020

ITEM 10.5 Swooping Magpies

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

“That Council investigates the most appropriate way of alerting residents and users of public places, including parks, playgrounds, sporting fields and cycleways, to the presence of reported swooping magpies”

BACKGROUND

Every year, there have been numerous reports of people, including young children and the elderly being swooped upon by magpies during their annual nesting season, which typically occurs in late August till mid-late October.

It is understood that September is the month when the eggs are usually laid, and the male magpie is more prone to attack if he sees a potential threat. Attacks increase in frequency and severity as the chicks grow.

Whilst some onlookers might have an innocent chuckle when they see a magpie swooping attack, a particularly aggressive magpie can cause serious wounds to the head, eyes and ears. Being unexpectedly swooped while cycling can result in loss of control of the bicycle, leading to an accident. Tragically, last year a person in Wollongong died after riding his bike off a path and smashing into a nearby fence.

During the current Covid-19 pandemic there are more residents than ever out and about in our local parks, reserves and playgrounds getting their daily exercise. It's therefore important that Council inform residents of this seasonal issue and warn people about the dangers of swooping magpies in known swooping magpie locations.

GENERAL MANAGER'S COMMENT

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

Notice of Motions & Questions With Notice - 22 September 2020

ITEM 10.6 Promoting CBCity as a Destination

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

“That Council investigate the development of a promotional campaign that encourages those that live outside our City to come and experience the unique diversity of our many cultures, food, town centres and attractions.”

BACKGROUND

I have been pleased to see the Council promoting the importance of visiting local shops under its *Eat Global Visit Local campaign* and it's great to see the local Business Chamber following our lead. While it is important for our local community to experience all this City has to offer, we are a hidden gem that many outside do not know about and with travel quite restricted at the moment, Canterbury Bankstown is a place people should be thinking about spending time in and stimulating our local economy while they're here.

Therefore, I am proposing that we utilise media and other marketing opportunities to promote the City to those that do not live here. This is our chance to celebrate and promote Canterbury Bankstown as the Multicultural Capital of Australia.

GENERAL MANAGER'S COMMENT

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

Notice of Motions & Questions With Notice - 22 September 2020

ITEM 10.7 Community Wellbeing

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 importance of mental wellbeing and the local services available to support our community in improving their mental wellbeing, specifically in response to and recovering from the COVID-19 pandemic.”

BACKGROUND

We have now been in some form of restricted living for six months, have been dealing with the anxiety of COVID for close to 10 months and now preparing to enter summer with the devastation and smoke-filled skies from Black Summer still vivid memories in our collective conscience.

This month we also had R U OK? Day; a perpetual reminder to check-in with our friends and loved ones and a reminder of the importance of mental health.

But for many, it is unclear who they can turn to for, or how they can seek support to address their mental health and their wellbeing.

I would like to see Council promote not only the importance of maintaining our collective mental health and wellbeing, but also promote both our local services and the larger state and national services such as Lifeline or Beyond Blue.

GENERAL MANAGER’S COMMENT

Council can promote this through its established communication channels. Accordingly, there are no cost implications arising from the proposed motion, as written.

Notice of Motions & Questions With Notice - 22 September 2020

ITEM 10.8 School Zone Maintenance Shortfall

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

“That Council write to the Minister for Transport, requesting an urgent review of the condition of school zone signage and line marking and detail of how school zone signage and line marking is to be maintained for schools in our LGA.”

BACKGROUND

It has been revealed recently that the NSW Government has a \$13M annual shortfall that urgently needs to be filled if our children’s school zone signage and line marking is to be maintained in a safe and serviceable condition.

I understand that for that State, a third of all school flashing lights will reach the end of their life within three years, while almost half of the 40km/h school zone markings and line marking urgently require maintenance. The question I am left with is: but what about our City, what about our children’s safety?

I am seeking Council write to the Minister, seeking an urgent review of the condition of school zone related signage and line marking for our City, and his plan for how this is to be maintained.

GENERAL MANAGER’S COMMENT

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

Notice of Motions & Questions With Notice - 22 September 2020

ITEM 10.9

Fitzpatrick Park - 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 writes to the NSW Government, seeking advice on the current status of the bush regeneration activities being undertaken in Fitzpatrick Park in the Georges River National Park, particularly when they are expected to be completed and how weeds and invasive species are to be managed throughout the duration of the regeneration activities.”

BACKGROUND

Anyone who has visited Fitzpatrick Park lately, would, I am sure, agree that the standard of the Park has declined, while the regeneration areas seem to have been completely forgotten.

As the NSW Government insists on increasing density across Sydney, and particularly in our LGA, these open spaces for passive recreation are going to become more and more important, yet it seems the NSW Government is hell bent on stripping resources away from maintaining these areas, instead leaving them to be deteriorate and become overrun with weeds.

Our community and visitors to our region deserve better than this. The Government needs to be open about how it is resourcing these Parks and what their plans are to meet the growing need into the future.

GENERAL MANAGER’S COMMENT

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

Notice of Motions & Questions With Notice - 22 September 2020

ITEM 10.10 Bill Delauney Reserve

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

“That Council support St Christopher’s Junior Rugby League Club in their quest for a new club house at Bill Delauney Reserve and advocate to the State and Federal Government for funding to enable the delivery of this much needed new infrastructure.”

BACKGROUND

Earlier this month I had the pleasure of meeting with members of the St Christopher’s Junior Rugby League Club at Bill Delauney Reserve. At the time, the Club outlined their vision for the redevelopment of Bill Delauney Reserve, including plans for the construction of a new club house.

Grassroots sporting clubs are about more than just sports. They help form the fabric of our community, building key skills in young people and bringing people together whether that is as a player, volunteer, committee member, spectator or fan. St Christopher’s has been a part of the fabric of junior rugby league in our city since its formation in 1965 and for a number of years has called Bill Delauney Reserve its home ground. With a large membership base, the club continues to provide a pathway for our residents to play the sport they love each week.

I am supportive of the Club’s efforts to upgrade their facilities. I do recognise though that it is quite costly to construct a new building and Council has limited resources to be able to fund new infrastructure, as much of its funds are invested in maintaining existing assets. Having said that though, there are still ways in which Council can support the Club in their efforts. I propose that Council lobby the State and Federal Government to release funding and invest in this local sporting club.

During the last State and Federal election campaigns, we saw millions of dollars in election commitments made, some without any project due diligence. Here we have a Club that has invested their time, effort and money in project planning so they can realise their vision. And yet, they missed out.

The Club have done the right thing and approached Council in the first instance. I understand that Council staff have held preliminary discussions with the Club and will continue to work with both the Club and their Association in finalising plans to ensure the project is shovel ready should funding become available.

GENERAL MANAGER'S COMMENT

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

Notice of Motions & Questions With Notice - 22 September 2020

ITEM 10.11 Stamping Out Racism in Local Sports

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

“That Council promotes a “Harmony in Sport” campaign, rejecting racism of all types and kinds in sport.”

BACKGROUND

As chairperson for Health & Recreation Advisory Committee, I was incredibly disappointed to read recent social media comments from members of our community making slurs on sporting teams, that were racist in their nature. There is simply no place for this on our sports fields or in our community more widely.

Sport is a common language that crosses every cultural, religious or socio-economic difference. It is intrinsically a part of Australian life and culture. It must be protected from such behaviours and its role in dismantling racism must be celebrated.

That is why I would like to see a “Harmony in Sport” message broadcast by Council, highlighting the importance of sport and why it needs reject racism in any form.

GENERAL MANAGER’S COMMENT

Council will utilise its existing communication channels to promote the message of Harmony in Sport. Accordingly, there are no cost implications arising from the proposed motion, as written.

Notice of Motions & Questions With Notice - 22 September 2020

ITEM 10.12 Climate Change

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

“That Council assist the campaign to stop Adani’s Carmichael Coal Mine and Rail Project by:

1. Writing to companies that are both on The Adani List and that also currently have contracts with Council, asking for their position on Adani’s Carmichael Coal Mine and Rail, and encouraging these companies to rule out working on Adani’s Carmichael Coal Mine and Rail Project.
2. Calling on the NSW Government to develop and introduce purchasing guidelines to provide consistent direction to councils across the state on reflecting ethical criteria in their procurement practices”

BACKGROUND

Climate change is already having an impact on our community and in other local governments across Australia, many of which have recently suffered far worse than us. One of the biggest contributors to climate change is the burning of coal. If we are to address this global issue, Australia needs to transition from coal to renewable energy sources.

The biggest proposed coal mine in Australia is the Adani Carmichael Coal Mine and Rail Project. The rail will also contribute to other large proposed coal mines in the Galilee Basin. While Council cannot directly stop the mine and rail project, what it can do is it can encourage other businesses to withdraw support this activity or not provide their support in the first place.

A list of companies working on the Adani Carmichael Coal Mine and Rail Project are on The Adani List www.marketforces.org.au/info/key-issues/theadanilist/, which is managed by independent research organisation Market Forces. Assisting the campaign to stop this project is a practical way Council can help ensure that Australia stops building proposed coal mines and supports our transition to clean energy.

GENERAL MANAGER’S COMMENT

There are no financial or policy implications arising from the proposed motion, as written.

Notice of Motions & Questions With Notice - 22 September 2020

ITEM 10.13 Encouraging Native Insects in Urban Areas

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

“That Council investigates utilising one of the Streets as Shared Spaces installations to communicate the importance of native plants, bees and butterflies in the urban environment.”

BACKGROUND

Insects such as native bees and butterflies are vital to the natural environment as well as domestic gardens. They pollinate plants, improve soil health and are food for other native birds and animals. But insect numbers are in decline in around the world and right here in Australia also.

Over the past year I’m aware Council has undertaken a range of initiatives designed to provide the right environment for native insects. These initiatives include adding instructions for building a native bee hotel in the Community Gardens Guidelines, references to bees in the *Your Native Garden* guide and facilitating the native bee workshops.

I understand Council recently won a grant from the NSW government under the Streets as Shared Spaces program to create ten themed pop-ups based on the idea of ‘Streets as Rooms for Living: Micro Rooms’ in town centres across the City. These sites will explore the changing nature of our lifestyles and our interaction with public places like streets.

Focusing one of these installations on the importance of native plants and insects in the urban environment enables Council to communicate directly with residents, on the important role they play.

GENERAL MANAGER’S COMMENT

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

Notice of Motions & Questions With Notice - 22 September 2020

ITEM 10.14 Sandakan Road - Commemorative Plaque

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

“That the General Manager investigate the making and placement of a “Sandakan” commemorative plaque for the Hero’s Hill War Memorial located at Sandakan Road, Revesby Heights.”

BACKGROUND

The Sandakan Death Marches were a series of forced marches in Borneo from Sandakan to Ranau which resulted in the deaths of 2,434 Allied prisoners of war held captive by the Empire of Japan during the Pacific campaign of World War II in the Sandakan POW Camp. By the end of the war, of all the prisoners who had been incarcerated at Sandakan and Ranau, only six Australians survived, all of whom had escaped. It is widely considered to be the single worst atrocity suffered by Australian servicemen during the Second World War.

Further, Remembrance Day is observed every year at the 11th hour on the 11th day of November. It should be considered that if approved that this Commemorative Plaque should be dedicated at this time.

It is the time that we remember the loss of all Australian lives from all wars and conflicts.

“Remembrance Day “

GENERAL MANAGER’S COMMENT

Council officers will investigate the installation of such a plaque, including consulting with relevant stakeholders.

Notice of Motions & Questions With Notice - 22 September 2020

ITEM 10.15

Kennedy St & Ferndale Rd Round-a-Bout

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

“That Council investigate the construction of a roundabout at the intersection of Kennedy Street and Ferndale Road, Panania.”

BACKGROUND

There is heavy traffic congestion at the intersection of Kennedy Street and Ferndale Road Panania, particularly between the school drop off and pick up times of 8:25am - 8:45am and 2:50pm - 3:10pm.

If a driver is attempting to enter Kennedy Street from Ferndale Road it is heavily congested and dangerous. Over the years there have been both serious traffic accidents and many near misses of collisions.

In addition to this, students from both De La Salle and Picnic Point High are attempting to cross the road and must weave around the cars.

A roundabout would provide safety for drivers and an island that had a partition for pedestrians to stop halfway would assist the students in crossing safely.

GENERAL MANAGER’S COMMENT

The construction of a roundabout at the intersection of Kennedy Street and Ferndale Road has previously been investigated on numerous occasions and as recently as August 2020.

Notwithstanding, Council’s Traffic Engineers will look at this intersection once again.

11 CONFIDENTIAL SESSION

11.1 T01-20 Tender for Tree Pruning Services

11.2 RFP01-21 - Placement and Management of Clothing Bins on Council Land

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 T01-20 Tender for Tree Pruning Services

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

Item 11.2 RFP01-21 - Placement and Management of Clothing Bins on Council Land

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.