

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 22 JUNE 2021**

---

**PRESENT:** His Worship the Mayor, Councillor Asfour  
Councillors Kuskoff, Ishac, Waud, Downey, Saleh, Madirazza, Harika, Tuntevski

**PRESENT BY AUDIO**

**VISUAL LINK:** Councillors El-Hayek, Eisler, Zakhia and Huda

**APOLOGIES:** Councillor Raffan

---

**HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.00 PM.**

**COUNCILLORS ATTENDING REMOTELY**

**(1326)**

**CLR. ISHAC:/CLR. DOWNEY**

RESOLVED that permission be granted to Councillors El-Hayek, Eisler, Zakhia and Huda to attend the meeting remotely by zoom due to personal reasons.

- CARRIED

**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**

**(1327)**

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

RESOLVED that the minutes of the Ordinary Council Meeting held on 25 May 2021 be adopted.

- CARRIED

**SECTION 2: LEAVE OF ABSENCE**

**(1328)**

**CLR. TUNTEVSKI:/CLR. MADIRAZZA**

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

- CARRIED

---

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 22 JUNE 2021**

---

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

In respect of Item 4.7 – Local Community Based Donations, Clr Downey declared a significant, Non-Pecuniary Conflict of Interest due to her employment at the East Hills Girls Technology High School and advised that she will vacate the chamber taking no part in debate on the matter.

**SECTION 4:                   MAYORAL MINUTES**

**ITEM 4.1                    A CHILD SAFE CITY**  
**(1329)                      CLR. ASFOUR**

RESOLVED that

1. Council supports the Statement of Commitment to Children and Young People.
2. Council engage with the community about this important initiative.

- CARRIED

**ITEM 4.2                    TECHNOLOGY TRIALS**  
**(1330)                      CLR. ASFOUR**

RESOLVED that Council continues to trial revolutionary new technology that enhances communication and engagement with Culturally and Linguistically Diverse communities across Australia.

- CARRIED

**ITEM 4.3                    EID AL-ADHA**  
**(1331)                      CLR. ASFOUR**

RESOLVED that Council supports the Not for Profit organisations celebrating Eid Al-Adha, by waiving the fees associated with the hiring of Council's parks, estimated to be around \$4000, and that these funds be made available from the Community Grants and Event Sponsorship Program Budget.

- CARRIED

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 22 JUNE 2021**

---

**ITEM 4.4**                      **ALFRESCO DINING**  
**(1332)**                        **CLR. ASFOUR**

RESOLVED that Council waive the 2021/22 “Outdoor Dining Fee” acknowledging the operational cost implication in the order of \$200,000.

- CARRIED

**ITEM 4.5**                      **SOUTH WEST METRO**  
**(1333)**                        **CLR. ASFOUR**

RESOLVED that Council write to Sydney Metro and the Minister for Roads and Transport seeking clarity about the latest design of Bankstown station and the intention behind it ensuring there are no downgrades to the current design.

- CARRIED

**ITEM 4.6**                      **HEALTH INFRASTRUCTURE**  
**(1334)**                        **CLR. ASFOUR**

RESOLVED that Council write to NSW Health Infrastructure calling for the results of the testing of soil samples taken from the Bankstown Sporting Complex and to seek an update on the hospital site location.

- CARRIED

**ITEM 4.7**                      **LOCAL COMMUNITY BASED DONATIONS**

In respect of Item 4.7 – Local Community Based Donations, Clr Downey declared a significant, Non-Pecuniary Conflict of Interest due to her employment at the East Hills Girls Technology High School and vacated the chamber taking no part in debate on the matter.

CLR DOWNEY TEMPORARILY VACATED THE CHAMBER AT 6.31 PM.

**(1335)**                        **CLR. ASFOUR**

RESOLVED that

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 22 JUNE 2021**

---

1. Council support East Hills Girls Technology High School's request for funding for the Solar Buddy Program by way of a \$1,625 donation for the purchase of 50 solar lights.
2. Council support Penny Appeal Australia to enable them to continue to deliver their ongoing school holiday program "Konnekt kids" by way of a \$300 donation.
3. Council support St Charbel's Church by way of a \$1,000 donation towards their end of year fundraising efforts to continue to provide Community Care Program.
4. Council support Saint Nicholas Orthodox Church Bankstown by way of a \$1,000 donation towards their fundraising event "Dinner of Unity" on 31 July 2021.
5. Council support Vision Islam by way of a \$1,000 fee waiver for the use of Paul Keating Park on 13 May 2021 for a community Eid Prayer Event.
6. Council support Bankstown City Lions by way of a \$1,000 donation to assist their ongoing development of programs for grassroots football in our City.
7. Council support Padstow Community Care by way of a \$500 donation to support their winter appeal.
8. These funds be made available from the Community Grants and Event Sponsorship Program Budget.

- CARRIED

CLR DOWNEY RETURNED TO THE MEETING AT 6.32 PM.

**SECTION 5: PLANNING MATTERS**

**ITEM 5.1 HERITAGE GRANT FUND 2020-2021**

**(1336) CLR. WAUD:/CLR. TUNTEVSKI**

RESOLVED that

1. Council endorse the recommendations as outlined in Attachment A and grants be allocated in accordance with Council's Heritage Incentives Policy.



**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 22 JUNE 2021**

---

**ITEM 6.2**                      **ADOPTION OF THE NIGHT TIME ECONOMY ACTION PLAN 2021-26**  
**(1340)**                        **CLR. HARIKA:/CLR. ISHAC**

RESOLVED that Council adopt the Night Time Economy Action Plan 2021-26 (Attachment A) and consider the actions as part of future operational plans.

- CARRIED

**SECTION 7:                      GOVERNANCE AND ADMINISTRATION MATTERS**

CLR KUSKOFF TEMPORARILY RETIRED FROM THE MEETING AT 6.40 PM.

**ITEM 7.1**                      **ADOPTION OF THE 2021/22 OPERATIONAL PLAN, BUDGET AND SCHEDULE OF FEES AND CHARGES, LONG TERM FINANCIAL PLAN AND ASSET MANAGEMENT STRATEGY**  
**(1341)**                        **CLR. DOWNEY:/CLR. ISHAC**

RESOLVED that

1. In accordance with sections 402 to 406 of the *Local Government Act 1993*, Council adopt the Operational Plan 2021/22 including 2021/22 Budget, 2021/22 Capital Expenditure Program, Council's Revenue and Pricing Policies and 2021/22 Schedule of Fees and Charges, and updated asset and financial resourcing strategies.
2. Those members of the community that have provided formal submissions be thanked and advised of Council's responses in this report.
3. Council resolve to gradually harmonise its former Council's Ad Valorem Ordinary Rates over an eight year period, commencing 1 July 2021.
4. Council resolve to establish and identify the following Business Sub-Categories in setting its Ordinary Rate – as outlined in the Operational Plan:
  - Business – Commercial Large
  - Business – Commercial General
  - Business – Industrial Large
  - Business – Industrial General
  - Business – Ordinary

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 22 JUNE 2021**

---

5. In accordance with the relevant sections of the Local Government Act 1993, Council makes the following Rates and Charges – former Bankstown City Council:

**5.1 Rating**

Subject to the provisions of Sections 404 and 494 of the Local Government Act 1993, an ordinary rate be made and levied for the rating year 1 July 2021 to 30 June 2022 upon the land value of all rateable land within the former Bankstown City Council categorised as Residential or Business as detailed in the following table:

<b>Category / Sub-Category</b>	<b>Ad-Valorem Rate</b>	<b>Minimum Rate \$</b>
Residential – Ordinary	0.00209487	\$728.18
Business – Commercial Large	0.00555172	\$794.27
Business – Commercial General	0.00555172	\$794.27
Business – Industrial Large	0.00555172	\$794.27
Business – Industrial General	0.00555172	\$794.27
Business – Ordinary	0.00555172	\$794.27
Bankstown Town Centre Special – see 3.1.1	0.00947900	Nil

The residential and business ad valorem rates in the table above have been adjusted to account for year 1 (2021-22) of the eight year gradual harmonisation process in order to have one harmonised rating structure for the City by 1 July 2028.

**5.1.1 Bankstown Town Centre Special Rate**

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

**5.2 Domestic Waste Management Service Charges**

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

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 22 JUNE 2021**

---

June 2022, as follows:

<b>Type of Charge</b>	<b>Short Name</b>	<b>Annual Charge</b>
An Annual Domestic Waste Management Service charge per service for each parcel of Rateable Residential land for which a service is available.	Domestic – Waste Management	\$580.00
Each additional service in respect of single dwelling premises.	Domestic Waste Extra Service	\$317.00
Each additional service in respect of multi residential units - 240L.	Domestic Waste Extra Strata Service	\$350.00
Each additional service in respect of multi residential units - 660L.	Domestic Waste Extra Strata Service	\$963.00
Each additional service in respect of multi residential units - 1100L.	Domestic Waste Extra Strata Service	\$1,575.00
Each additional service in respect of recycling.	Extra Recycling Service	\$89.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$145.00
Rateable Vacant Land	Domestic Waste Vacant Land	\$151.00

**5.3 Stormwater Management Charges**

Council make and levy an annual stormwater management service charge for the year 1 July 2021 to 30 June 2022 as follows:

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



**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 22 JUNE 2021**

---

**5.3.1 Mixed Developments**

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

**5.3.2 Bankstown Airport**

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

**5.3.3 Exemptions**

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

**5.4 Interest Rate on Overdue Rates & Charges**

Subject to the provisions of Section 566 of the Local Government Act 1993 the rate of interest charged on overdue rate instalments be set at the maximum rate specified by the Minister for Local Government from time to time. The current rate of interest is 6.0% per annum.

**5.5 Voluntary Pensioner Rebate**

In addition to the current maximum pensioner rebate of \$250.00 per annum, Council continue to provide a further voluntary rebate, totalling \$40.00 per annum in accordance with Council's 'Rates and Charges, debt recovery and Hardship Assistance Policy.

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

**6.1 Rating**

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 22 JUNE 2021**

---

Subject to the provisions of Sections 404 and 494 of the Local Government Act 1993, an ordinary rate be made and levied for the rating year 1 July 2021 to 30 June 2022 upon the land value of all rateable land within the former Canterbury City Council categorised as Residential or Business as detailed in the following table:

<b>Category / Sub-Category</b>	<b>Ad-Valorem Rate</b>	<b>Minimum Rate</b>
Residential – Ordinary	0.00186136	\$728.18
Business – Commercial Large	0.00474255	\$794.27
Business – Commercial General	0.00474255	\$794.27
Business – Industrial Large	0.00474255	\$794.27
Business – Industrial General	0.00474255	\$794.27
Business – Ordinary	0.00474255	\$794.27

The residential and business ad valorem rates in the table above have been adjusted to account for year 1 (2021-22) of the eight year gradual harmonisation process in order to have one harmonised rating structure for the City by 1 July 2028.

**6.2 Domestic Waste Management Service Charges**

Subject to the provisions of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2021 to 30 June 2022, as follows:

<b>Type of Premises</b>	<b>Short Name</b>	<b>Annual Charge</b>
Single dwellings, a granny flat, dual occupancies and villas & townhouses (having and controlling use and storage of own bins).	Domestic Waste Service	\$580.00
Strata units and flats (with 1 or more bedrooms, not being flats owned by charitable or benevolent institutions for the housing of aged, infirm or disabled persons).	Domestic Waste Service	\$580.00

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 22 JUNE 2021**

---

Flats owned by charitable or benevolent institutions for the housing of aged, infirm or disabled persons.	Waste Management – Non Rateable	\$580.00 for each rubbish bin
Properties categorised as Business (with or without residential accommodation)	Waste Management – Business	\$580.00
Each additional service.	Domestic Waste Extra Service	\$317.00
Each additional service in respect of multi residential units - 240L.	Domestic Waste Extra Strata Service	\$350.00
Each additional service in respect of multi residential units - 660L.	Domestic Waste Extra Strata Service	\$963.00
Each additional service in respect of multi residential units - 1100L.	Domestic Waste Extra Strata Service	\$1,575.00
Each additional service in respect of recycling.	Extra Recycling Service	\$89.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$145.00
Vacant Land – refers to land that is devoid of buildings and excludes land on which building works are in progress	Domestic Waste - Vacant	\$151.00

**6.3 Stormwater Management Charges**

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

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

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 22 JUNE 2021**

---

**6.3.1 Mixed Developments**

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

**6.3.2 Exemptions**

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

**6.4 Interest Rate on Overdue Rates & Charges**

Subject to the provisions of Section 566 of the Local Government Act 1993 the rate of interest charged on overdue rate instalments be set at the maximum rate specified by the Minister for Local Government from time to time. The current rate of interest is 6.0% per annum.

**6.5 Voluntary Pensioner Rebate**

In addition to the current maximum pensioner rebate of \$250.00 per annum, Council continue to provide a further voluntary rebate, totalling \$40.00 per annum, in accordance with Council's 'Rates and Charges, Debt Recovery and Hardship Assistance Policy.

- 7 Council adopt the proposed Financial Management and Asset Management Strategies and actions, as outlined in the report.
- 8 Council adopt the use of Ward Funds, as outlined in the report.

- CARRIED

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 22 JUNE 2021**

---

**ITEM 7.2**                      **STRONGER COMMUNITY FUND - QUARTERLY REPORT**  
**(1342)**                         **CLR. DOWNEY:/CLR. MADIRAZZA**

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

- CARRIED

**ITEM 7.3**                      **DISCLOSURE OF INTEREST RETURNS**  
**(1343)**                         **CLR. DOWNEY:/CLR. SALEH**

RESOLVED that the tabling of the Disclosure of Interest Returns be noted.

- CARRIED

CLR KUSKOFF RETURNED TO THE MEETING AT 6.45 PM.

**ITEM 7.4**                      **CASH AND INVESTMENT REPORT AS AT 31 MAY 2021**  
**(1344)**                         **CLR. ZAKHIA:/CLR. MADIRAZZA**

RESOLVED that

1. The Cash and Investment Report as at 31 May 2021 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

- CARRIED

**SECTION 8:                    SERVICE AND OPERATIONAL MATTERS**

Nil

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 22 JUNE 2021**

---

**SECTION 9: COMMITTEE REPORTS**

**ITEM 9.1 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 8 JUNE 2021**  
**(1345) CLR. HARIKA:/CLR. HUDA**

RESOLVED that the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 8 June 2021, be adopted.

- CARRIED

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

**(1346) CLR. EISLER:/CLR. KUSKOFF**

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.

- CARRIED

**ITEM 10.1 NOTICE OF MOTIONS**

**(1347) CLR. EISLER:/CLR. KUSKOFF**

RESOLVED that the information be noted.

- CARRIED

**ITEM 10.2 REVIEW OF PARKING RATES FOR PLACES OF PUBLIC WORSHIP**

**(1348) CLR. EISLER:/CLR. KUSKOFF**

RESOLVED that Council undertake a review of parking rates applied to new or expanding Places of Public Worship in Canterbury Bankstown.

- CARRIED

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 22 JUNE 2021**

---

**ITEM 10.3**                    **HOME FIRE SAFETY CHECKS PROGRAM**  
**(1349)**                        **CLR. EISLER:/CLR. KUSKOFF**

RESOLVED that Council continue to engage with Fire and Rescue NSW and provide ongoing support in promoting the Home Fire Safety Checks program.

- CARRIED

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

**THE MEETING CLOSED AT 6.47 PM**

Minutes confirmed 27 JULY 2021

.....  
Mayor