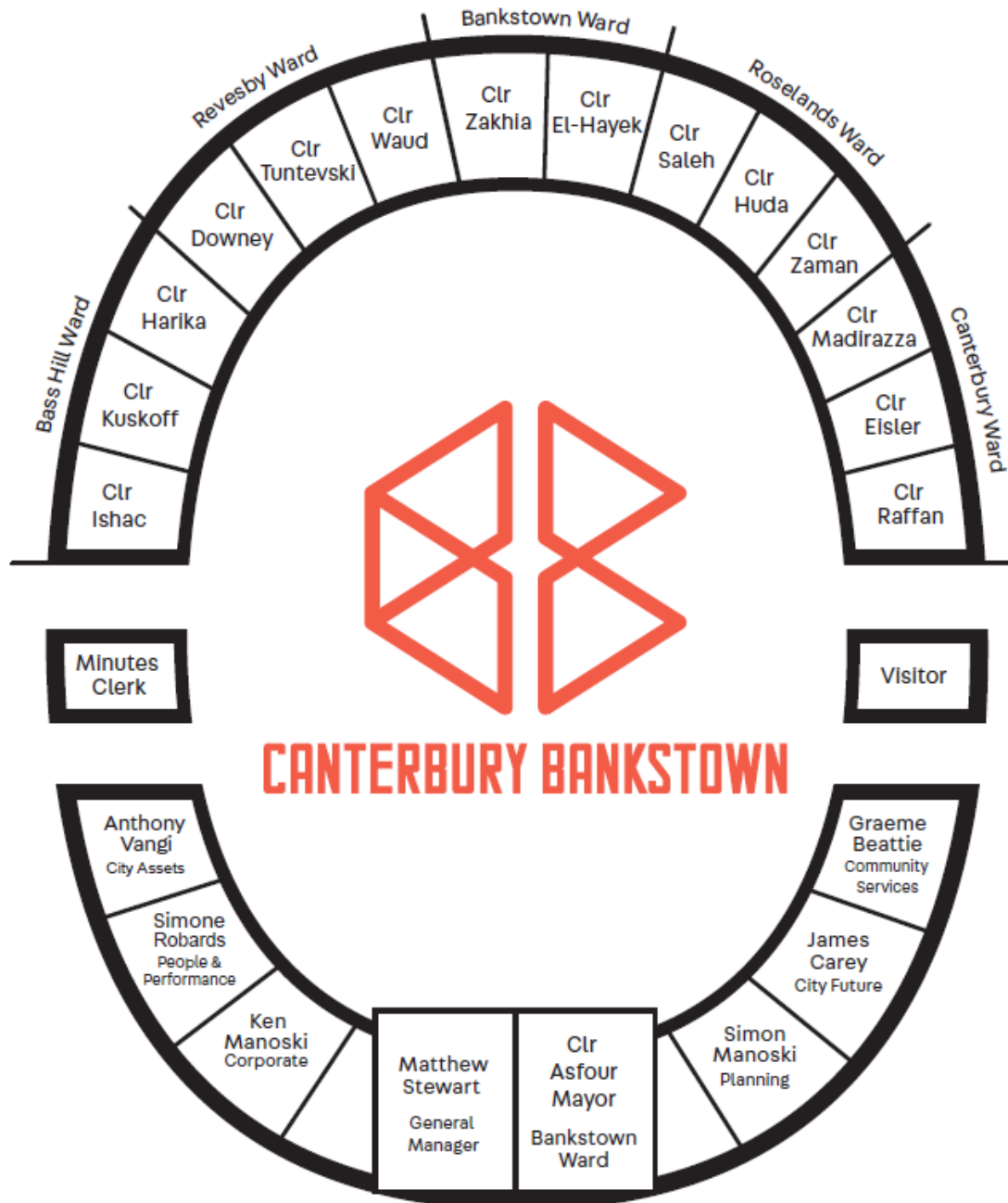




# AGENDA FOR THE ORDINARY MEETING

23 March 2021

# Gallery



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## **1            CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

The following minutes are submitted for confirmation -

|     |  |   |
|-----|--|---|
| 1.1 | Minutes of the Ordinary Meeting of Council of 23 February 2021 ..... | 7 |
|-----|--|---|



**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 23 FEBRUARY 2021**

---

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

**PRESENT BY AUDIO**  
**VISUAL LINK:** Councillors Raffan, Huda, Eisler, Waud

**APOLOGIES** Nil

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

**ACKNOWLEDGEMENT OF COUNTRY**

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

**REF: CONFIRMATION OF MINUTES**

**(1196) CLR. ISHAC:/CLR. MADIRAZZA**

RESOLVED that the minutes of the Ordinary Council Meeting held on 8 December 2020 be adopted.

- CARRIED

**(1197) CLR. ISHAC:/CLR. MADIRAZZA**

RESOLVED that the minutes of the Extraordinary Council Meeting held on 4 February 2021 be adopted.

- CARRIED

**SECTION 2: LEAVE OF ABSENCE**

Nil

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

In respect of Item 4.8 – Local Community Based Donations, Clr El-Hayek declared a significant, Non-Pecuniary Conflict of Interest due to his working relationship with Human Appeal and indicated he would vacate the Chamber taking no part in the debate on this matter.

**SECTION 4:                   MAYORAL MINUTES**

**ITEM 4.1                    LILLIANE BRADY MM OBIT**

**(1198)                    CLR. ASFOUR**

RESOLVED that the Mayoral Minute be received.

- CARRIED

Council observed a minutes silence in memory of Cobar Mayor Lilliane Olive Brady.

**ITEM 4.2                    MYANMAR ACTION**

CLR EL-HAYEK TEMPORARILY RETIRED FROM THE MEETING AT 6.09 PM.

**(1199)                    CLR. ASFOUR**

RESOLVED that –

1. Council support the “Hear the voice for Myanmar” event by waiving fees for the use of Bryan Brown Theatre totalling \$1,327 and that any future requests for assistance be made through Council’s Community Grants and Event Sponsorship Program.
2. Council write to the Prime Minister, Ambassador for Myanmar and United Nations on behalf of our City calling for the immediate release of Aung San Suu Kyi and the reinstatement of the democratically elected government.

- CARRIED



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**ITEM 4.3                      LIZ MESSIH**

CLR EL-HAYEK RETURNED TO THE MEETING AT 6.11 PM.

**(1200)                      CLR. ASFOUR**

RESOLVED that Council publicly thanks Liz Messih for her selfless contribution to our community and as a token of our appreciation Council arrange a small covid safe civic reception which can be accommodated from within Council's corporate events budget.

- CARRIED

**ITEM 4.4                      CSIRO PARTNERSHIP**

**(1201)                      CLR. ASFOUR**

RESOLVED that Council partners with the CSIRO and commits to the STEM Community Partnership Program for the betterment of our youth and our city.

- CARRIED

**ITEM 4.5                      AUSGRID REPAIRS**

**(1202)                      CLR. ASFOUR**

RESOLVED that

1. Council acknowledges the commitment of Ausgrid to undertake upgrade works in the Bankstown LGA.
2. Council will continue to monitor progress and make further representations if necessary.

- CARRIED

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**ITEM 4.6**  
**(1203)**                      **JUICE FOR GOOD**  
**CLR. ASFOUR**

RESOLVED that

1. Council enters into a 12-month trial with OZ Harvest for the installation of two fresh orange juice vending machines in the Bankstown LGA with no fees payable.
2. Council conduct a review at the end of the trial period.

- CARRIED

**ITEM 4.7**  
**(1204)**                      **SMART CITIES FUNDING**  
**CLR. ASFOUR**

RESOLVED that

1. Council staff be congratulated after receiving a Civic Innovation Award from Harvard University.
2. Council explore opportunities and nominate projects and seek funding from the NSW Government's Digital Restart Fund (Smart City Acceleration program).

- CARRIED

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

In respect of Item 4.8 – Local Community Based Donations, Clr El-Hayek declared a significant, Non-Pecuniary Conflict of Interest due to his working relationship with Human Appeal and vacated the Chamber taking no part in the debate on this matter.

CLR EL-HAYEK TEMPORARILY RETIRED FROM THE MEETING AT 6.25 PM AND RETURNED AT 6.26 PM.

**(1205)**                      **CLR. ASFOUR**

RESOLVED that

1. Council support the request from Bahayra Youth Association by waiving the fees totalling \$674.55 comprising of Domestic Waste charges of \$565.00 and Fire Safety fees of \$109.55, and that any future requests for assistance be made through Council's Community Grants and Event Sponsorship Program.
2. Council support the request from White Ribbon Foundation by donating a Canterbury Bankstown Monopoly Board game for auction, and that any future

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requests for assistance be made through Council's Community Grants and Event Sponsorship Program.

3. Council support the request from Parkrun by waiving the fees for use of St Mary Mackillop Reserve totalling \$77.50, and that any future requests for assistance be made through Council's Community Grants and Event Sponsorship Program.
4. Council support Mr John Bestel's efforts by way of donation \$200 to Frontline Services, and that any future requests for assistance be made through Council's Community Grants and Event Sponsorship Program.
5. Council support the request from Human Appeal by purchasing a \$1,000 sponsorship, and that any future requests for assistance be made through Council's Community Grants and Event Sponsorship Program.
6. Council support the request from Al-Minia Charitable Association by waiving \$1,000 of the fees for use of Bryan Brown Theatre totalling \$1,365 and that any future requests for assistance be made through Council's Community Grants and Event Sponsorship Program.
7. These funds be made available from the Community Grants and Event Sponsorship Program Budget.

- CARRIED

**SECTION 5: PLANNING MATTERS**

**ITEM 5.1 EXHIBITION OF THE PLANNING AGREEMENT - 60 KITCHENER PARADE, BANKSTOWN**

**(1206) CLR. EL-HAYEK:/CLR. TUNTEVSKI**

RESOLVED that

1. Council enter into the Planning Agreement as provided in Attachments A and B.
2. The General Manager be given authority to make minor changes to the document that may be required for the purposes of execution, so long as these do not alter the intent or substance of the planning agreement.

- CARRIED

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

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**Against:-** Nil

**ITEM 5.2 PLANNING PROPOSAL AND SITE SPECIFIC DCP FOR 15-33 BRIGHTON AVENUE, CROYDON PARK**

**(1207) CLR. EISLER:/CLR. MADIRAZZA**

RESOLVED that

1. Council adopt the planning proposal as shown in Attachment A and it be sent to the NSW Department of Planning, Infrastructure and Environment for finalisation.
2. Council endorse the draft site specific development control plan for 15-33 Brighton Avenue, Croydon Park as shown in Attachment B subject to further planning controls being inserted into the development control plan requiring solar generated power on this site for communal areas and use by occupants prior to the development control plan being finalised and that the DCP be enforced on the date the LEP amendment is finalised.

- CARRIED

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

**Against:-** Clrs Huda and Raffan

**SECTION 6: POLICY MATTERS**

**ITEM 6.1 MARKETS POLICY**

**(1208) CLR. DOWNEY:/CLR. ZAKHIA**

RESOLVED that Council adopts the Markets Policy.

- CARRIED

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**SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS**

**PUBLIC ADDRESS**

**(1209) CLR. DOWNEY:/CLR. HARIKA**

RESOLVED that permission be granted to the person who has made the necessary application to address Council for five minutes.

- CARRIED

**ITEM 7.1 REVIEW OF THE 2020/21 OPERATIONAL PLAN, DELIVERY PROGRAM AND BUDGET TO 31 DECEMBER 2020**

MRS BARBARA COOREY (RESIDENT) ADDRESSED COUNCIL.

**(1210) CLR. DOWNEY:/CLR. MADIRAZZA**

RESOLVED that

1. The quarterly review of the 2020/21 Operational Plan and six-monthly review of the Delivery Program to 31 December 2020 be noted, and the December 2020 Quarterly Budget Review Budget as outlined in this report be adopted.
2. Council endorse the listing of proposed projects to be funded from the Federal Government's Local Roads and Community Infrastructure Program (LRCI Program), as outlined in the report.
3. With respect to item 2, the General Manager be required to submit the listing of proposed projects for consideration and approval by the Federal Government, in accordance with the LRCI Program's requirements.
4. Council allocate Ward Funds as outlined in the report.

- CARRIED

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**ITEM 7.2**                      **RENEWAL OF LEASE OVER GREENACRE CAR PARK SITE**  
**(1211)**                      **CLR. EL-HAYEK:/CLR. HARIKA**

RESOLVED that

1. Council agree to extend the current lease for 158 Waterloo Road Greenacre (Lot 3 DP 408508) for a further period of five years, to 30 June 2027, for the purposes of providing public car parking.
2. The Mayor and General Manager be delegated authority to sign all documentation under the Common Seal of Council, as required.

- CARRIED

**ITEM 7.3**                      **MATTERS DETERMINED UNDER DELEGATED AUTHORITY 9 DECEMBER 2020 TO 22**  
**(1212)**                      **FEBRUARY 2021**  
**CLR. ISHAC:/CLR. DOWNEY**

RESOLVED that the information be noted.

- CARRIED

**ITEM 7.4**                      **DISCLOSURE OF INTEREST RETURNS**  
**(1213)**                      **CLR. WAUD:/CLR. TUNTEVSKI**

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

- CARRIED

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**ITEM 7.5                      CASH AND INVESTMENT REPORT AS AT 31 JANUARY 2021, 31 DECEMBER 2020 AND 30 NOVEMBER 2020**

**(1214)                      CLR. DOWNEY:/CLR. TUNTEVSKI**

RESOLVED that

1.     The Cash and Investment Report as at 31 January 2021, 31 December 2020 and 30 November 2020 be received and noted.
2.     The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

- CARRIED

**SECTION 8:                      SERVICE AND OPERATIONAL MATTERS**

**ITEM 8.1                      GREATER CITIES SPORTS FACILITIES FUND**

**(1215)                      CLR. MADIRAZZA:/CLR. RAFFAN**

RESOLVED that

1.     Council proceed with submitting an application under the Greater Cities Sports Facility Fund for the Waterworth Park Masterplan Implementation.
2.     If successful in receiving funding under the Greater Cities Sports Facility Fund, Council allocate 25% of the total project cost as part of the 2021/22 Operational Plan.

- CARRIED

**ITEM 8.2                      CANTERBURY TOWN CENTRE STAGE 2 PROJECT - CLOSE STREET RESERVE SITE YARD LICENCE**

**(1216)                      CLR. EISLER:/CLR. MADIRAZZA**

RESOLVED that

1.     Council agree, in principle, to providing a short term licence agreement to Abergeldie Contractors Pty Ltd for the use of Close Street Reserve, for the purposes of completing the Canterbury Town Centre Stage 2 Works.

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2. Council exhibit the details of the proposed licence agreement in accordance with the provisions of the Local Government Act 1993.
3. Council undertake specific notification and engagement of the neighbouring residents.
4. Following public exhibition, and subject to their being no submissions received, the General Manager be authorised to enter into a Licence Agreement with Abergeldie Contractors Pty Ltd, based on the terms and conditions, as outlined in the report.
5. In the event that submissions are received from the public exhibition process, a further report will be presented to Council.

- CARRIED

**SECTION 9: COMMITTEE REPORTS**

**ITEM 9.1 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 9 FEBRUARY 2021**  
**(1217) CLR. HARIKA:/CLR. DOWNEY**

RESOLVED that

1. The recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 9 February 2021, be adopted.
2. Item 18 Belmore Town Centre be referred back to the next meeting of the Traffic Committee for further monitoring.
3. The Traffic Committee request that the Police consider increasing patrols around local schools to deter illegal driving.

- CARRIED



**CANTERBURY BANKSTOWN**  
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**ITEM 9.2**                      **MINUTES OF THE LAKEMBA RAMADAN EVENT REFERENCE GROUP MEETING  
HELD 3 FEBRUARY 2021**

**(1218)**                      **CLR. EL-HAYEK:/CLR. ZAKHIA**

RESOLVED that the minutes of the Lakemba Ramadan Event Reference Group meeting be endorsed.

- CARRIED

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

**MATTER OF URGENCY**

**(1219)**                      **CLR. TUNTEVSKI:/CLR. ISHAC**

RESOLVED that urgency be permitted and Item 10.7 be considered in Notice of Motions and Questions with Notice.

- CARRIED

**(1220)**                      **CLR. DOWNEY:/CLR. EL-HAYEK**

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 Item 10.7.

- CARRIED

**ITEM 10.1**                      **NOTICE OF MOTIONS**

**(1221)**                      **CLR. DOWNEY:/CLR. EL-HAYEK**

RESOLVED that the information be noted.

- CARRIED

**CANTERBURY BANKSTOWN**  
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**ITEM 10.2**                      **SERVICE NSW BASS HILL WARD**  
**(1222)**                        **CLR. DOWNEY:/CLR. EL-HAYEK**

RESOLVED that Council writes to the Minister for Customer Service to request that a Service NSW Centre be opened in Bass Hill Ward.

- CARRIED

**ITEM 10.3**                      **AUSTRALIA DAY AWARDS 2022**  
**(1223)**                        **CLR. DOWNEY:/CLR. EL-HAYEK**

RESOLVED that Council investigate the inclusion of a new award in the 2022 Australia Day honours, to recognise a leading, local media outlet.

- CARRIED

**ITEM 10.4**                      **COVID RESTRICTIONS AT COUNCIL FACILITIES**  
**(1224)**                        **CLR. DOWNEY:/CLR. EL-HAYEK**

RESOLVED that Council review the current restrictions in place at council facilities, namely swimming pools, and provide a plan for easing restrictions.

- CARRIED

**ITEM 10.5**                      **CURBING ILLEGAL RUBBISH DUMPING**  
**(1225)**                        **CLR. DOWNEY:/CLR. EL-HAYEK**

RESOLVED that Council provide a report on what action is being currently taken to curb the spread of illegal dumping, and investigate what additional initiatives could be taken to deter and detect illegal dumping.

- CARRIED

**CANTERBURY BANKSTOWN**  
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**ITEM 10.6**                      **VEGETATION CLEARING ALONG THE COOKS RIVER PIPELINE**  
**(1226)**                              **CLR. DOWNEY:/CLR. EL-HAYEK**

RESOLVED that

1. Council writes to Ampol (formerly Caltex) and Viva Energy demanding any future tree removal cease until a Vegetation Management Plan is developed in consultation with the community and Council.
2. Council write to the Minister for Planning and public spaces requesting a review of the approval.

- CARRIED

**ITEM 10.7**                      **CREATING A CLEANER CITY BY BUILDING CITY PRIDE**  
**(1227)**                              **CLR. EL-HAYEK:/CLR. ISHAC**

RESOLVED that Council develops targeted educational messages and resources that encourage residents to take pride in their city and to correctly dispose of rubbish and litter in our streets, town centres and parks.

- CARRIED

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

**(1228)**                              **CLR. DOWNEY:/CLR. EL-HAYEK**

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

Item 11.1 General Manager's Performance Review

*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.*

- CARRIED

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 7.02 PM AND  
REVERTED BACK INTO OPEN COUNCIL AT 7.09 PM.**

**CANTERBURY BANKSTOWN**  
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**ITEM 11.1                      GENERAL MANAGER'S PERFORMANCE REVIEW**

MS KATH ROACH FROM SINC SOLUTIONS CONSULTING ADDRESSED COUNCIL IN RESPECT OF THIS MATTER.

**(1229)                      CLR. EL-HAYEK:/CLR. ISHAC**

RESOLVED that

1. Council receive and note the General Manager Performance Review Panel's Report.
2. Council note the General Manager's performance for the review period as determined by the panel was either 'highly effective' or 'exceptional' in all four (4) Strategic Outcome/Topic criteria.

- CARRIED

**THE MEETING CLOSED AT 7.10 PM.**

Minutes confirmed 23 MARCH 2021

.....  
Mayor

## **2 LEAVE OF ABSENCE**



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





## **4            MAYORAL MINUTES**

The following items are submitted for consideration -

|     |                                 |    |
|-----|---------------------------------|----|
| 4.1 | Rates                           | 27 |
| 4.2 | Hospital Passes Extension       | 29 |
| 4.3 | Ramadan                         | 31 |
| 4.4 | Stop Racism                     | 33 |
| 4.5 | Greek Independence              | 35 |
| 4.6 | Jordanian Centenary             | 37 |
| 4.7 | Local Community Based Donations | 39 |



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## Mayoral Minutes - 23 March 2021

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### ITEM 4.1

### Rates

Hypocrites with their heads in the sand.

That's how I am now going to refer to those who should know better . . . but continue to peddle one-sided stories over proposed rate changes which are now before IPART.

We have just finished an extensive consultation period with the community . . . and I will add with IPART's thanks at the way we engaged and reported back.

But what is offensive is that some of those spreading half-truths throughout the community have not uttered one single word about how Council's hands have been tied by the NSW Government.

And even more offensive is that they have not even bothered to make a submission to Council, despite knowing about community consultations which began way back in November last year.

Just one recent example is a letter sent to residents by State Member for East Hills Wendy Lindsay. . . . it had NO mention of the NSW Government's forced amalgamation. . . NO mention rates were frozen for 5 years. . . NO mention the Government has shifted their costs onto us. . . . costs like

- The Emergency Services Levy
- Swimming Pool inspections
- DA Fees
- Waste Taxes
- Federal Indexation freezes on Financial Assistance Grants. And the NSW Government changes to the distribution of these grants.

The authors of material, Like Ms Lindsay's, are fully aware that it is the State Government that has left our Council high and dry and forced us into making some difficult decisions to secure our financial sustainability now and for years to come.

Councillors, and on another matter, we waited for 5 years for some guidance from the State Government on ways to improve the equity and efficiency of our State's Rating system but what we have been presented with falls well short of expectations.

The proposed Rating Bill currently before Parliament is tokenistic at best and fails to tackle critical and/or key reform issues, that we have been crying out for, including key issues such as:

- Rate-pegging;
- The use of a Capital Improved Values (CIV) system of calculating rates;

- The current inequity that exist in terms of rating exemptions; and
- Considering options as to how we best support vulnerable Pensioners in paying their rates.

That said, the Government has also chosen to “tack-on” changes to rates harmonisation legislation, providing merged councils the option to gradually harmonise rates over four years rather than by 1 July 2021.

Regardless of the misinformation out in the community, my focus is residents and they have told all of us very clearly, they want more, and Council has already identified priority areas to invest in like.

- Maintenance, presentation and cleanliness in and around our town centres.
- Sport and recreation facilities
- Restoration and maintenance of deteriorated roads
- Millions to be spent on our pools and aquatics strategy.

Councillors, as you have just heard there are many issues we are dealing with here and it is my intention to ensure residents of this City are kept accurately informed and in a timely manner. Tonight, I am proposing to write to residents and produce fact-based materials, so our residents can make values-based judgements on truths, not half-truths. I will also AGAIN write to the NSW Premier calling on her Government to increase the \$250 pensioner rebate . . . a rebate which has NOT changed since 1993. And I will further write to the State Member for East Hills Wendy Lindsay who has not even bothered to make a submission to Council, nor picked up the phone for a briefing, and invite her to be briefed on the proposal before IPART.

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## Mayoral Minutes - 23 March 2021

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### **ITEM 4.2                      Hospital Passes Extension**

Councillors,

My next Mayoral Minute is fairly straightforward.

I don't have to tell you all what wonderful work our frontline health care workers have done and are still doing.

But what amazed me were the recent reports in the media that the NSW State Government was going to withdraw parking passes for healthcare workers around the State, despite their ongoing commitment and assistance with rolling out the COVID vaccination program.

As you are all aware, Our Council extended our parking passes. . . . which allowed healthcare workers at our two major hospitals Bankstown and Canterbury to park in timed zones around those hospitals without being booked, . . . . until the end of March.

That extension is now coming to an end.

While I appreciate there will come a time when the parking passes will need to be taken back . . . . . NOW is not the right time.

So tonight, I propose we extend the parking passes by a further six months until August 31 and write to the CEOs of both hospitals advising them of our decision and thanking staff for their tireless work in the community.



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## Mayoral Minutes - 23 March 2021

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### ITEM 4.3

### Ramadan

Councillors,

For a large number of our residents Ramadan is a time for celebration and reflection, a time for congregational prayers, community iftars, night markets and other events. Sadly, with COVID restrictions still in place, these gatherings have either been called off, or scaled right back.

If you recall, last year Council supported Recipes for Ramadan, a project which provided an alternative and held virtual Iftars and produced videos sharing recipes and stories to break the daily Ramadan fast.

A project which impacted both the Muslim and non-Muslim community. It increased the understanding of what Ramadan is all about and reinforced the diversity of Australian-Muslim culture and heritage, in particular here in our City.

I can say that Recipes for Ramadan was a huge success, not because of Councillor El-Hayek and my Fatteh video with Hoda Kobeissi, but more so for the reach and positive reaction across the City.

In fact, recipes for Ramadan received widespread coverage through Facebook, Instagram, YouTube, SBS, Daily Telegraph SMH and the ABC. Not to mention live zoom iftars in our schools.

They were also finalists in the NSW Premier's Multicultural Communications Awards 2020 - Best Use of Digital and Social Media.

Councillors, tonight I propose we again support Recipes for Ramadan by becoming a bronze sponsor for the amount of \$1500 and that these funds be made available from the Community Grants and Event Sponsorship Program Budget, a small but important investment in our City.

I also seek councils support for us to once again hold a Covid safe Iftar after last year's event was cancelled due to Covid. This is a special celebration with our religious and other community leaders in attendance, this Iftar, being the first since Covid is an opportunity to continue to strengthen the bonds across the Canterbury Bankstown Community.

I propose to continue to observe this important event through the hosting of a Mayoral Iftar Dinner, to be held on Wednesday, 28 April 2021 at the Highline Venue, and request that the required cost to fund the dinner be reflected in the next quarterly budget review process.





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## Mayoral Minutes - 23 March 2021

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### **ITEM 4.4                      Stop Racism**

Councillors,

Living in a diverse City like ours, with more than 130 nationalities, it is more the reason to ensure we live in harmony . . . and respect each other . . . AND the many cultures that co-exist.

I am proud of the work our Council is doing in this area, particularly with local community and social networking groups. And we can boast that Our City leads the way when it comes to acceptance and tolerance within our multi-cultural communities.

But sadly, whilst racism is not a major issue for Our Council, it does exist beyond our borders and we must show our support and Stop Racism in all its forms and prejudices.

So tonight, I resolve Council joins other Councils in supporting the #RACISMNOTWELCOME campaign by adopting the following proposals

- Fly Racism Not Welcome banners in key locations across our City. The banners can be re-used during different times of the year.
- Promote and develop supporting messaging through our Social media channels.
- Instigate a Racism Not Welcome petition on our corporate website.
- Continue working with the community and social networking groups and develop programs focussed on building harmony, awareness and understanding of cultural diversity.



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## Mayoral Minutes - 23 March 2021

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### ITEM 4.5                      Greek Independence

Chronia Polla Councillors,

You'll no doubt be hearing this traditional Greek phrase a lot over the next week or so, as thousands of Greeks mark their Independence Day on March 25.

It's a phrase synonymous with celebration . . . and what a celebration it will be . . . as they embrace the 200<sup>th</sup> anniversary of Greece's Revolution and war of Independence.

For the tens of thousands of Greeks in our City a number of events and festivities are being planned across the broader community, from our local schools and churches, to lectures . . . and the recital of the full National Anthem in the Great Hall of Sydney University.

The Greek community is very much a part of our city's rich diverse culture. Since the first Greeks arrived in 1829, Greek Australians now make up the seventh largest ethnic group in this country.

I can still recall growing up and they ran most of the delis and fish and chip shops in the area.

From humble. . . and somewhat profitable beginnings. . . the community boasts some of this country's leading entrepreneurs, businessmen and academics.

Councillors, we need to acknowledge this significant bicentenary on behalf of the Greek-Australians living in Our City.

So tonight, I propose Council fly the Greek Flag in Homer Street at Earlwood . . . and what a fitting location . . . .Homer of course a well-known author of Ancient Greek literature.



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## Mayoral Minutes - 23 March 2021

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### **ITEM 4.6                      Jordanian Centenary**

Councillors,

Tonight, I would like to draw your attention to a milestone not many in the community will know about, or indeed be told about.

That milestone I refer to is the 100-year anniversary of Jordan, also referred to as the Hashemite Kingdom of Jordan.

This is a significant moment for most Jordanians living in Our City as they celebrate the struggles and triumphs their country has endured. . . you will appreciate what I am saying when you look at its geographical location, bordering countries like Saudia Arabia, Iraq, Syria, Israel and Palestine, a real hotbed of conflict and instability.

And most of the refugees from those conflicts work their way across the border, invariably looking for a better life.

Australia and Jordan enjoy a warm and increasingly diverse relationship, underpinned by strengthening political ties, longstanding cultural links and a small trade relationship. And those relations were further strengthened by the Jordanian Royal Family' visit in 2016, which cemented and began historic ties forward.

Our City is proud of the contribution Australian/Jordanians have made and the role they play in the community.

Councillors, tonight I resolve we support the Jordanian Hub in raising the Jordanian flag in Paul Keating Park on March 27 to celebrate the centenary of the Hashemite Kingdom.

This symbolic celebration is part of a global celebration that recognises a country that shows leadership and advocates for peace and human rights.



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## Mayoral Minutes - 23 March 2021

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### ITEM 4.7

### Local Community Based Donations

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

#### **Sydney Community Connect Inc**

Sydney Community Connect Inc (SCCI) is a not-for-profit organisation in the heart of Greenacre. A Centre run by the community for the community. It caters for the social, educational, vocational and recreational needs of the community. Its aim is to empower local community members in particular women and youth to reach their potential from learning new skills, networking, building community awareness such as health, education, life skills, financial independence, entrepreneurship and much more.

This March SCCI will be hosting an International Women's Day 2021 Fashion Show and Achievement Awards.

The event will highlight the positive contributions of women in the community and acknowledge women via achievements awards under six categories (Educator, Business Entrepreneur, Youth, Silent Hero, Influencer and Women of the Year).

Considering this, I recommend that Council support Sydney Community Connect by way of a \$1,000 donation and that any future requests for assistance be made through Council's Community Grants and Event Sponsorship Program.

#### **RECOMMENDATION**

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





## **5 PLANNING MATTERS**

The following items are submitted for consideration -

|     |  |    |
|-----|--|----|
| 5.1 | Draft Campsie Town Centre Master Plan  | 43 |
| 5.2 | Draft Bankstown City Centre Master Plan  | 55 |
| 5.3 | Report on Council's Performance in the Assessment of Development Applications for the first two quarters of the 2020/21 financial year, Clause 4.6 Variations Approved for the second quarter of the 2020/21 financial year, Planning Related Legal Appeals and Planning Proposal Update | 65 |



### **ITEM 5.1                      Draft Campsie Town Centre Master Plan**

**AUTHOR                      Planning**

#### **PURPOSE AND BACKGROUND**

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The Draft Campsie Town Centre Master Plan (2021 – 2036) (draft Plan) and associated background documents are presented for Council's information.

By way of background, the draft Plan sets the strategic basis for a future amendment to planning controls aimed at facilitating jobs, housing, design, sustainability and movement aspirations established by Council's Local Strategic Planning Statement, Connective City 2036. The Draft Plan is the first stage of a suite of place-based master plans for the City, which subject to their approval, will be incrementally implemented by Council.

Campsie Town Centre is expected to evolve from a main street local centre into a health and lifestyle precinct that services Canterbury-Bankstown and beyond. The draft Plan seeks to leverage the unique attributes and anchors of Campsie, such as its location on the Cooks River, the presence of Canterbury Public Hospital and amenities such as the Belmore Sports and Recreational Precinct and Canterbury Aquatic Centre, to facilitate 7,500 jobs and an additional 5,600 dwellings by 2036.

The draft Plan provides a framework to inform the delivery of infrastructure, improvements to the design and sustainability of buildings, public domain improvements, the delivery of affordable housing, increased capacity for jobs, housing and community facilities and an approach to the management of heritage and character.

The draft Plan is supported by a number of technical studies prepared for Council by independent experts in their respective fields. Importantly, and to ensure the final masterplan document is a genuine reflection of community and stakeholder input, the reports remain in draft form and subject to input and comments received during the current exhibition. These technical studies will be revisited with relevant assumptions and findings re-tested and revised where appropriate, with these changes being considered for the final master plan.

Collectively, this framework will set Campsie Town Centre on an appropriate path to become a health and lifestyle destination. It will become a key gateway between Inner and Western Sydney. The draft Plan is an important step in unlocking Campsie Town Centre's potential, ensuring it remains an attractive place to live, work, study, visit and invest in.

#### **ISSUE**

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Having regard to Council's engagement to-date on the matter and requirements set by its Community Participation Plan, Council is now moving through to the next stage of broader consultation seeking community and stakeholder input into the draft Plan.

Councillors should note that Council is not endorsing the draft Plan at this point. Merely the purpose is to place the draft exhibition materials on the public record and to inform Council of the next steps regarding the matter. Following the consultation period, a further report will be prepared for Council's consideration, including:

- the outcomes of the consultation and responses to issues raised;
- final masterplan and supporting documentation - reflective of community and stakeholder input for Council's endorsement;
- Comments by the Local Planning Panel; and
- Request to proceed to Gateway based on the final adopted Master Plan.

## **RECOMMENDATION**

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That the information and next steps as outlined in the report, be noted.

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

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- A. Draft Campsie Town Centre Master Plan
- B. Draft Technical Studies and Analysis

## POLICY IMPACT

This draft Plan is part of the implementation of a number of Council's strategic plans, including the local strategic planning statement, *Connective City 2036*, the Community Strategic Plan, *CBCity 2028*, and Council's Housing, Employment Lands and Affordable Housing Strategies.

The draft Plan will become a policy of Council if adopted following exhibition. It would only then form the basis of a Planning Proposal to amend the consolidated Canterbury Bankstown Local Environmental Plan 2020 (yet to be made). In addition, it will form the basis of changes to Council's consolidated Development Control Plan in relation to future development within the Campsie Town Centre and a consolidated Contributions Plan for the City.

Changes to Council policies, including the Local Environmental Plan, Development Control Plan, Contributions Plan and other plans or policy changes will be required to be reported to Council separately for implementation.

The draft Plan itself will not result in any changes to current planning controls. The Planning Proposal process will begin upon adoption of the final Master Plan and requires further public exhibition and engagement with the community, and further reporting to Council.

The Master Plans in the context of the broader planning policy framework is illustrated below.

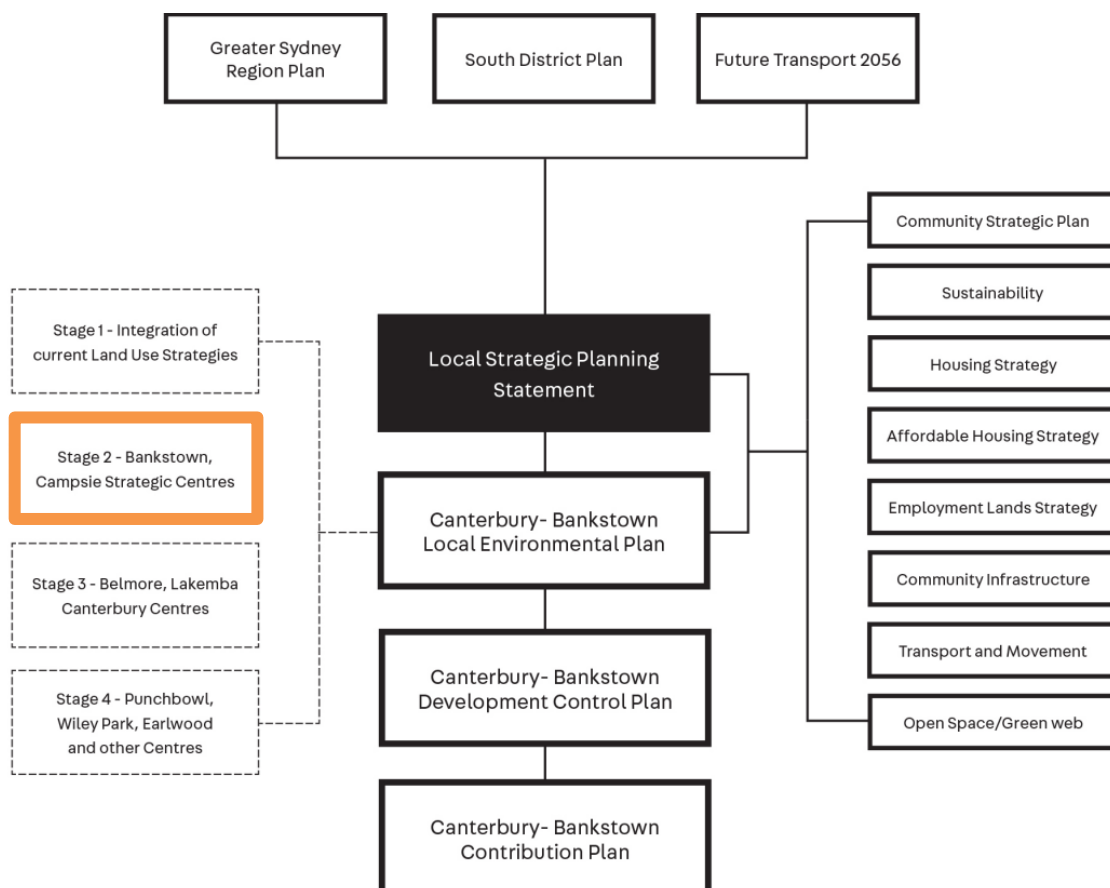


Figure 1: Master Plans in the broader planning policy framework

## FINANCIAL IMPACT

The draft Plan has been primarily funded by Council, with some funding also provided by the NSW Department of Planning, Infrastructure and Environment.

The draft Plan in itself does not present a direct financial impact for Council, however its implementation via a planning proposal will drive the need for infrastructure to be delivered to support growth demands. Funding of infrastructure will however be supported by a detailed infrastructure plan and funding strategy with funding to be derived from a range of sources including developer contributions, works in kind, planning agreements, State funding and Council.

This will be detailed as part of a comprehensive development contributions plan which is currently being prepared for Canterbury Bankstown. Supporting infrastructure needs to span beyond the town centres into neighbourhood areas that will not be the subject of detailed masterplans. On this basis, a city-wide perspective to infrastructure funding is being undertaken and will be presented to Council ahead of any changes to planning rules coming into force.

## **COMMUNITY IMPACT**

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The draft Plan will guide planning controls for development across this centre. It provides transparency for the existing community and certainty to industry with respect to the planned growth and change envisaged for Campsie over the next 15 years.

The draft Plan ensures that residential housing growth is concentrated in locations with good access to transport, services and amenity, ensures affordable housing is delivered as part of new development and seeks to appropriately manage heritage and future desired character. It lays the foundations for a genuinely vibrant and successful destination. It supports Campsie's evolution from a main street into a strategic centre, focused on health and lifestyle. It recalibrates Campsie's position as a key gateway between Inner and Western Sydney, and affirms its position as a riverfront centre, on the banks of the Cooks River. Its growth will provide the community with more diverse housing choices, a greater variety of local jobs and an enhanced destination.

The draft Plan has also been prepared to provide confidence for the community and industry with respect to anticipated delivery of infrastructure, the mechanisms for achieving envisaged growth and change, and the expectations for higher standards of design and sustainability in one of the city's two strategic centres.

This report informs Council of the next steps for the draft Plan, namely a consultation period seeking broader community and stakeholder input. Comments received will be considered and a response provided in a further report to Council. There will also be a further opportunity to engage with the community should Council decide to progress a planning proposal to implement the draft Plan and once Gateway approval is provided by the Department of Planning, Industry and Environment.

## DETAILED INFORMATION

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### Introduction

Campsie Town Centre is the second largest strategic centre in the Canterbury Bankstown Local Government Area. Investment by the State Government in delivering Sydney Metro services to Campsie, will place the centre within 20 minutes by Metro to Sydney CBD, making Campsie an increasingly attractive centre for visiting, living and working. The draft Plan establishes the framework for Campsie's evolution from a main street into a destination centre that contributes to our city's prosperity, innovation and attractiveness.

The draft Plan has been developed to implement the vision and actions of *Connective City 2036*, Council's Local Strategic Planning Statement, along with Council's Housing, Employment Lands and Affordable Housing Strategies.

The draft Plan has been informed by thorough critical analysis, including specialist technical inputs relating to urban design, transport, land use economics, indigenous culture and heritage, sustainability, heritage and infrastructure planning.

### Community engagement to date

The draft Plan has been informed by a series of early engagement activities aimed at better understanding the needs, concerns and aspirations of our diverse community. In total, 2,092 members of the community have interacted with early engagement activities undertaken as part of the draft Plan, which has included:

- An online survey for all members of the community (July-August 2020).
- A targeted online survey for workers and students of Campsie Town Centre (July-August 2020).
- A 'call an expert' function, which allowed the public to speak directly with the project team (open since July 2020).
- An interactive map which allowed the community to make comments on parts of the centre (October-November 2020).
- Targeted workshops and meetings with government agencies, school and tertiary students, landowners and industry representatives from the property, retail, industrial, entertainment and hospitality sectors (July 2020 to March 2021).
- Targeted engagement with the Aboriginal and Torres Strait Islander community (July 2020 to November 2020).

Through this process, Council heard that the community would like:

- More family friendly apartment living.
- More sustainable buildings that reduce day to day living costs.
- To be less car dependent.
- To enjoy parks with trees, and better access to the Cooks River to make Campsie a better place to live.
- A more vibrant centre during the day and night.
- Areas with special character to be preserved.

## The draft Master Plan

The draft Plan is underpinned by a vision. This vision has then been translated through a series of “spatial moves” and “intensification” approaches, which have been used to guide the 10 Directions, outlined in detail below.

### ***The Vision***

The Vision for the Campsie Town Centre is:

*“Campsie will transform from a main street into a thriving lifestyle and medical precinct that brings together the vibrancy of Beamish Street, Canterbury Hospital and the amenity of the Cooks River foreshore. This evolution will be underpinned by development that responds to the human scale and existing urban character.*

*Campsie will become a significant centre within Canterbury-Bankstown, with significant investment in jobs and housing, which will attract residents, workers and visitors alike. Future development will be supported by improved transport connections, an activated riverfront and green streets.*

*Campsie will become a civic and cultural hub for Inner Sydney, supported by its close proximity to Central Sydney. The centre will have new and enhanced community, arts and cultural facilities complementing a growing night time and visitor destination.”*

## **10 Directions**

The draft Campsie Town Centre Master Plan is underpinned by **10 directions**, outlined below:

1. A centre that aligns growth with public benefit
2. A centre for people
3. A centre that attracts health and lifestyle investment
4. A well-designed centre
5. A riverfront centre with nature at its heart
6. A centre at the cross roads of inner Sydney
7. A resilient and carbon neutral city by 2050
8. A centre proud of its heritage and culture
9. A centre with housing for all
10. A centre with collaborative governance

These 10 directions ensure the approach to growth and change is holistic and considers the broader needs and aspirations of the city – from ensuring infrastructure aligns with growth, to building a strong night time economy and ensuring adequate housing that is well designed and sustainable.



## **Key moves**

The draft Plan proposes a series of key moves, which are proposed changes in policy and direction. These include:

1. Incentive-based height and floor space system
2. Infrastructure funding and delivery strategy
3. Affordable housing delivery
4. Sustainability initiatives
5. Changes to parking requirements for new developments
6. Recommended changes in height and density

### **Incentive based height and floor space**

The draft Plan proposes an incentive-based height and floor space system. Sites receiving an uplift in the maximum floor space ratio (FSR) of at least 1:1 above the current controls, will be required to provide a combination of one or more of the following in order to achieve the maximum FSR envisaged under the Master Plan:

- Provision of affordable housing,
- Provision of infrastructure on-site (such as through-site links, open space, community infrastructure), and/or
- Provision of significant employment-generating floor space (>50% of total floor space).

In addition, new sustainability incentives will apply to development in the Campsie Town Centre.

This incentive-based system will ensure that as the Town Centre grows and changes, that development contributes to the provision of affordable housing, infrastructure development and employment-generating development – helping to realise a Town Centre that people want to live, work, visit and spend time in.

### **Infrastructure funding and delivery strategy**

A priority for the draft Plan is ensuring that infrastructure is provided to support the growth of Campsie Town Centre. Infrastructure needs to support a growing resident, worker, student and visitor population. This infrastructure includes:

- The consolidation of Council's facilities and services into a new Civic and Cultural Hub at the current Council Civic Centre site. This Hub will become a focal point for community and cultural life in Campsie and be an anchor for activity along Beamish Street.
- Enhancement to the open space network along the Cooks River, including unlocking access to the foreshore through a new 30-metre-wide linear park in areas of the foreshore that currently offer the community little or no access to the river.
- A network of through-site links to improve access to parks and amenities.
- Investment in the already-committed Canterbury Leisure and Aquatic Centre.
- Advocacy for the State Government to improve Canterbury Road and provide alternate through-traffic routes to Beamish Street, allowing Beamish Street to become more attractive, pedestrian friendly and public transport focused.

The realisation of this infrastructure requires a mixed funding and delivery model, as development contributions cannot fund these works in their entirety. The mix of funding and delivery mechanisms will include a combination of:

1. Amendments to a consolidated Canterbury Bankstown Contributions Plan;
2. Infrastructure delivered through development;
3. Renewal and improved leveraging of Council's property assets;
4. Shared use of community and school facilities;
5. Advocacy to the State Government to fund and unlock regional level infrastructure.

### **Affordable housing**

In June 2020, Council adopted an Affordable Housing Strategy, which sought to implement an Affordable Housing levy in renewal areas. Action 1.1 of the Strategy (page 7) states:

*In future master planning of growth precincts, ensure that the affordable housing targets established by Council's Community Strategic Plan and Local Strategic Planning Statement are tested and an appropriate levy be applied subject to viability and feasibility testing.*

Through the draft Master Planning process, feasibility testing has identified an ability for development to deliver up to 3% affordable housing for site's receiving an uplift in height and floor space ratio. Affordable housing will be delivered through either the dedication of apartments to Council for use as affordable housing, or the payment of monetary contributions to Council for it to then allocate for affordable housing purposes. It is proposed that the 3% levy be phased in over a three year period, to allow time for the cost of affordable housing to be feasibly apportioned.

Council's feasibility analysis has identified that for many sites, requiring developers to deliver affordable housing as well as new infrastructure (e.g. through site links or land dedication for new parks) and employment floor space would render the development unviable. To address this issue, sites where infrastructure provision is a higher priority for Council will be excluded from the requirement to provide affordable housing. This will occur when amendments to Council's Development Control Plan are prepared in the coming months.

### **Sustainability initiatives**

Currently, development in Campsie is not incentivised to achieve higher standards of sustainability, as is the case in Bankstown City Centre. It is proposed that this incentive also be applied to development in the Campsie Town Centre, with revised sustainability requirements to meet contemporary expectations and support the achievement of a Carbon Zero City by 2050.

In addition, a number of mandatory sustainability measures are proposed, including:

- Ensuring buildings are all-electric, meaning the use of gas will not be permitted;
- Requiring that 40% of rooftops are used for solar power generation;
- Ensuring buildings provide Electric Vehicle charging, and that car parking spaces are ready to transition to electric vehicle charging should this technology become more widespread; and

- Improving overall building energy and water efficiency.

### **Changes to parking requirements**

The Campsie DCP currently requires certain parking rates based on land use and zoning. With investment in improved services and facilities, public transport, roads, pedestrian and cycling infrastructure, Campsie's accessibility will continue to improve with the delivery of Sydney Metro services. In addition, parking adds a significant cost to housing in Campsie Town Centre, whilst not all residents have use for parking. Appropriate reduction in parking rates will also help manage traffic movement through the Town Centre. In response, the following parking initiatives are proposed:

1. Within walking distance of Campsie Station, a maximum parking rate would apply. This means development can provide less than the maximum rate of parking, but not more.
2. Outside of a 400 metre walk from Campsie Station, a minimum parking rate will continue to apply, along with a maximum parking rate. This means development would have to provide parking based on a range.
3. In new development, parking will also be 'unbundled' from apartments. This means that in new development, there will be no fixed number of parking spaces allocated to the title of each apartment. The purchaser of an apartment will have the flexibility to decide whether they would like to utilise parking provided, or not – further assisting with affordability.

### **Recommended changes to height and density**

The draft Plan recommends changes to height and density, in order to provide sufficient capacity to achieve the Town Centre's jobs and housing targets. The changes in height and density have been carefully considered, and are based on a number of key principles, including:

- Placing density close to transport infrastructure, open space and services, to maximise amenity and accessibility;
- Ensuring density does not detrimentally impact on the quality of parks, streets and public spaces, particularly Beamish Street, ANZAC Park and Carrington Square;
- Ensuring appropriate transition and interface with surrounding areas that are predominantly 2-3 storeys in height; and
- Appropriately protecting and enhancing the character of special and historic places.

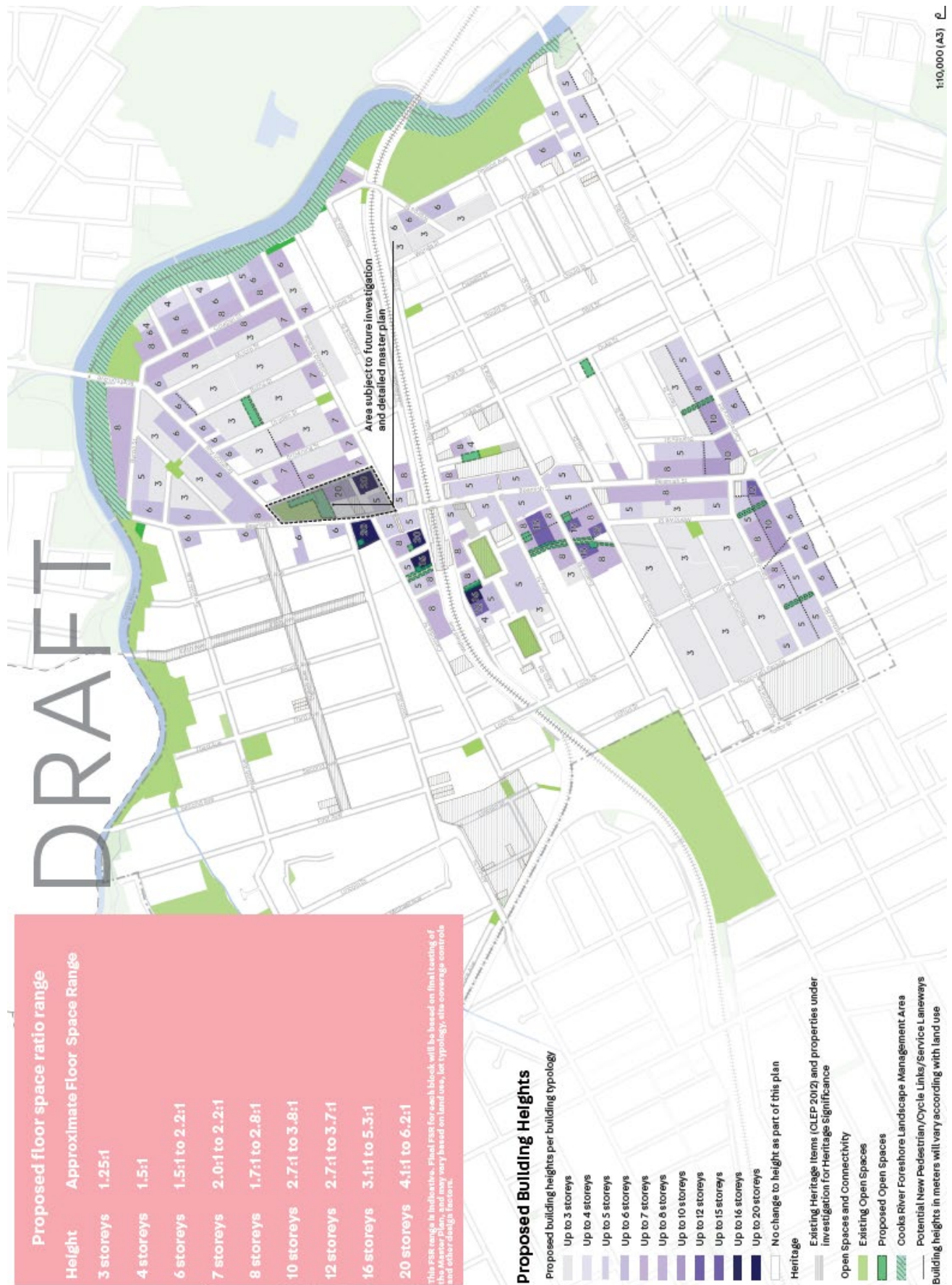
Based on these principles, a height and density plan (extract from the draft Plan provided overleaf) is proposed for the Campsie Town Centre. It is noted that these heights and floor space ratio ranges are inclusive of all height and floor space incentives discussed earlier in this report. In summary, heights in the Campsie Town Centre will range from 2 storeys to 20 storeys (the latter will be located in a small number of appropriately located sites). The draft Plan proposes that much of the centre retain the current 2-3 storey character, with existing controls to be largely retained in these localities.

## **Next Steps**

As noted earlier, Councillors should note that Council is not endorsing the draft Plan at this point and that the draft Plan itself will not result in changes to current planning controls.

Merely, the report is to place the draft exhibition materials on the public record and to inform Council of the next steps regarding the matter, which includes the current exhibition of the draft Plan as outlined in this report and associated background documents (Attachment B), for a minimum period of 42 days.

Following the above, a further report will be submitted to Council - seeking endorsement of a revised Master Plan and agreement to submit a Planning Proposal request to Gateway.





### ITEM 5.2

### Draft Bankstown City Centre Master Plan

### AUTHOR

Planning

### PURPOSE AND BACKGROUND

---

The Draft Bankstown City Centre Master Plan (2021 – 2036) (draft Plan) and associated background documents are presented for Council's information.

By way of background, the draft Plan sets the strategic basis for a future amendment to planning controls aimed at facilitating jobs, housing, design, sustainability and movement aspirations established by Council's Local Strategic Planning Statement, Connective City 2036. The Draft Plan is the first stage of a suite of place-based master plans for the City, which subject to their approval, will be incrementally implemented by Council.

Bankstown City Centre is expected to evolve into a regional employment hub, focused on health and education. The Draft Plan seeks to leverage the significant government investment into movement, health and education envisaged in and around Bankstown City Centre to facilitate 25,000 jobs, 25,000 students and an additional 12,500 dwellings by 2036.

The draft Plan provides a framework to inform the delivery of infrastructure, improvements to the design and sustainability of buildings, public domain improvements, the delivery of affordable housing, increased capacity for jobs, housing and community facilities and an approach to the management of heritage and character.

The draft Plan is supported by a number of technical studies prepared for Council by independent experts in their respective fields. Importantly, and to ensure the final masterplan document is a genuine reflection of community and stakeholder input, these reports remain in draft form and subject to input and comments received during the current exhibition. These technical studies will be revisited with relevant assumptions and findings re-tested and revised where appropriate, with these changes being considered for the final master plan.

Collectively, this framework will set Bankstown City Centre on a path to mature into a health, academic, research and training precinct that supports the 'Three Cities' of Greater Sydney – Sydney, Parramatta and Liverpool. The Draft Plan is an important step in unlocking Bankstown City Centre's potential, ensuring it remains an attractive destination to live, work, study, visit and invest in.

### ISSUE

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Having regard to Council's engagement to-date on the matter and requirements set by its Community Participation Plan, Council is now moving through to the next stage of broader consultation seeking community and stakeholder input into the draft Plan.

Councillors should note that Council is not endorsing the draft Plan at this point. Merely, the purpose is to place the draft exhibition materials on the public record and to inform Council of the next steps regarding the matter. Following the consultation period, a further report will be prepared for Council's consideration, including:

- The outcomes of the consultation and responses to issues raised;
- final masterplan and supporting documentation - reflective of community and stakeholder input for Council's endorsement;
- Comments by the Local Planning Panel; and
- Request to proceed to Gateway based on the final adopted Master Plan.

## **RECOMMENDATION**

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That the information and next steps as outlined in the report, be noted.

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

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- A. Draft Bankstown City Centre Master Plan
- B. Draft Technical Studies and Analysis



POLICY IMPACT

This draft Plan is part of the implementation of a number of Council’s strategic plans, including the local strategic planning statement, *Connective City 2036*, the Community Strategic Plan, *CBCity 2028*, and Council’s Housing, Employment Lands and Affordable Housing Strategies.

The draft Plan will become a policy of Council if adopted following exhibition. It would only then form the basis of a Planning Proposal to amend the consolidated Canterbury Bankstown Local Environmental Plan 2020 (yet to be made). In addition, it will form the basis of changes to Council’s consolidated Development Control Plan in relation to future development within the Bankstown City Centre and a consolidated Contributions Plan for the City.

Changes to Council policies, including the Local Environmental Plan, Development Control Plan, Contributions Plan and other plans or policy changes will be required to be reported to Council separately for implementation.

The draft Plan itself will not result in any changes to current planning controls. The Planning Proposal process will begin upon adoption of the final Master Plan and requires further public exhibition and engagement with the community, and further reporting to Council.

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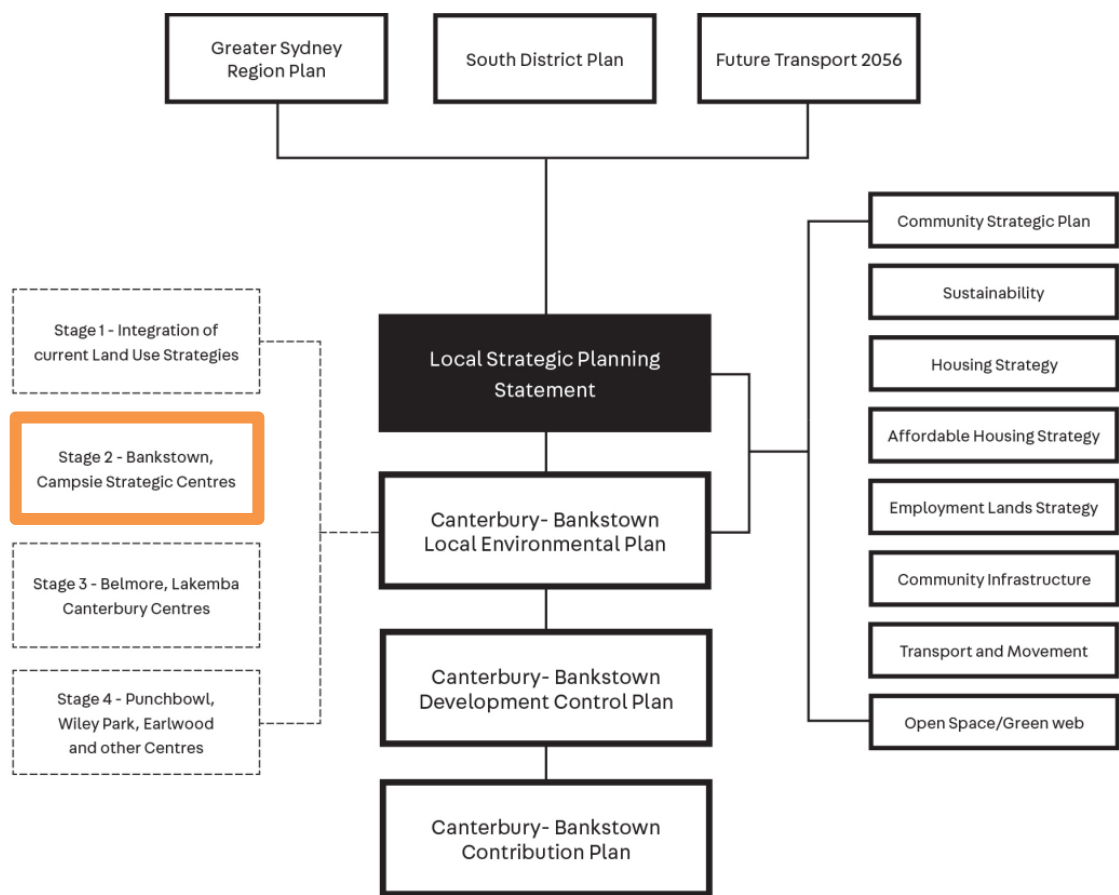


Figure 1: Master Plans in the broader planning policy framework

FINANCIAL IMPACT

The draft Plan has been primarily funded by Council, with some funding also provided by the NSW Department of Planning, Infrastructure and Environment.

The draft Plan in itself does not present a direct financial impact for Council, however its implementation via a planning proposal will drive the need for infrastructure to be delivered to support growth demands. Funding of infrastructure will however be supported by a detailed infrastructure plan and funding strategy with funding to be derived from a range of sources including developer contributions, works in kind, planning agreements, State funding and Council.

This will be detailed as part of a comprehensive development contributions plan which is currently being prepared for Canterbury Bankstown. Supporting infrastructure needs to span beyond the town centres into neighbourhood areas that will not be the subject of detailed masterplans. On this basis, a city-wide perspective to infrastructure funding is being undertaken and will be presented to Council ahead of any changes to planning rules coming into force.

## **COMMUNITY IMPACT**

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The draft Plan will guide planning controls for development across the city. It provides transparency for the existing community and certainty to industry with respect to the planned growth and change envisaged for Bankstown over the next 15 years.

The draft Plan ensures that residential housing growth is concentrated in locations with good access to transport, services and amenity, ensures affordable housing is delivered as part of new development and seeks to appropriately manage heritage and future desired character. It lays the foundations for a genuinely vibrant and successful employment centre. It supports Bankstown's evolution into a health, academic, research and training precinct, contributing to the potential for diverse employment opportunities for the community.

The draft Plan has also been prepared to provide confidence for the community and industry with respect to anticipated delivery of infrastructure, the mechanisms for achieving envisaged growth and change, and the expectations for higher standards of design and sustainability in one of the city's two strategic centres.

This report informs Council of the next steps for the draft Plan, namely a consultation period seeking broader community and stakeholder input. Comments received will be considered and a response provided in a further report to Council. There will also be a further opportunity to engage with the community should Council decide to progress a planning proposal to implement the draft Plan and once Gateway approval is provided by the Department of Planning, Industry and Environment.

## DETAILED INFORMATION

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Bankstown City Centre is the largest strategic centre in the Canterbury Bankstown local government area. Due to significant committed and planned investments in the centre by the State Government and institutions, Bankstown will become a more accessible and desirable centre that plays a pivotal role in supporting the successful growth of Greater Sydney. The draft Plan establishes the framework for Bankstown's evolution into a genuine job-focused, destination that contributes to our city's prosperity, innovation and attractiveness.

The draft Plan has been developed to implement the vision and actions of *Connective City 2036*, Council's Local Strategic Planning Statement, along with Bankstown Complete Streets CBD, Transport and Place Plan, Council's Housing, Employment Lands and Affordable Housing Strategies.

The draft Plan has been informed by thorough critical analysis, including specialist technical inputs relating to urban design, transport, land use economics, indigenous culture and heritage, sustainability, and infrastructure planning.

### **Community engagement to date**

The draft Plan has been informed by a series of early engagement activities aimed at better understanding the needs, concerns and aspirations of our diverse community. In total, 1,665 members of the community have interacted with early engagement activities undertaken as part of the development of the plan, which has included:

- An online survey for all members of the community (July-August 2020).
- A targeted online survey for workers and students of Bankstown City Centre (July-August 2020).
- A 'call an expert' function, which allowed the public to speak directly with the project team (open since July 2020).
- An interactive map which allowed the community to make comments on parts of the centre (October-November 2020).
- Targeted workshops and meetings with government agencies, school and tertiary students, landowners and industry representatives from the property, retail, industrial, entertainment and hospitality sectors (July 2020 to March 2021).
- Targeted engagement with the Aboriginal and Torres Strait Islander community (July 2020 to November 2020).

Through this process, Council heard that the community would like:

- Growth to be aligned with infrastructure, with infrastructure delivered at the right time.
- Access to facilities that require Council to work with the community or school sectors.
- New open spaces and upgrades to existing open spaces.
- To celebrate Bankstown's cultural diversity.
- Better designed and more sustainable buildings.
- The city to be easier to move around in.

## **The draft Master Plan**

The draft Plan is underpinned by a vision. This vision has then been translated through a series of “spatial moves” and “intensification” approaches, which have been used to guide the 10 Directions, outlined in detail below.

### ***The Vision***

The Vision for the Bankstown City Centre is:

*“Bankstown City Centre is the beating heart of Canterbury Bankstown and a destination for Greater Sydney.*

*Walkable streets are framed by beautiful parks and great architecture. The city embraces ecologically-centred living.*

*Anchored by a prominent university, health institutions and a world-class metro, Bankstown is a leading centre for innovative jobs, housing choice and green transport.*

*People are drawn to the City for its delicious food and vibrant art, culture, entertainment and nightlife.”*

### **10 Directions**

The draft Plan is underpinned by **10 directions**, outlined below:

1. A centre stimulated and supported by infrastructure
2. A centre for people
3. A centre that attracts investment and jobs
4. A well-designed centre
5. A centre that embraces nature
6. The heart of Connective City
7. A resilient and carbon neutral city by 2050
8. A centre proud of its heritage and culture
9. A centre with housing for all
10. A centre with collaborative governance

These 10 directions ensure the approach to growth and change is holistic and considers the broader needs and aspirations of the city. It ensures that infrastructure aligns with growth, builds a strong night-time economy and adequate housing that is well designed and sustainable.

### **Key moves**

The draft Plan proposes a series of key moves, which are proposed changes in policy and direction. These include:

1. Incentive-based height and floor space system
2. Infrastructure funding and delivery strategy
3. Affordable housing delivery

4. Sustainability initiatives
5. Changes to parking requirements for new developments
6. Changes in building height and density

### **Incentive based height and floor space**

The draft Plan proposes an incentive-based height and floor space system. Site's receiving an uplift in the maximum floor space ratio (FSR) of at least 1:1 above the current controls, will be required to provide the following in order to achieve the maximum FSR envisaged under the Master Plan through a combination of one or more of the following:

- Provision of affordable housing,
- Provision of infrastructure on-site (such as through-site links, open space, community infrastructure), and/or
- Provision of significant employment-generating floor space (>50% of total floor space).

In addition, the sustainability incentives under the current Bankstown Local Environmental Plan (LEP) will continue to apply in an amended form.

This incentive-based system will ensure that as the City Centre grows and changes, that development contributes to the provision of affordable housing, infrastructure development and employment-generating development – helping to realise a City Centre that people want to live, work, learn and spend time in.

### **Infrastructure funding and delivery strategy**

A priority for the draft Plan is ensuring that infrastructure is provided to support the growth of Bankstown City Centre. Infrastructure needs to support a growing resident, worker, student and visitor population. This infrastructure includes:

- Providing new and enhanced open spaces, such as a new urban plaza at the West Terrace Car Park site and enhancing Paul Keating Park;
- Ensuring Bankstown Library and Knowledge Centre is able to meet the changing expectations and needs of the community.
- A network of through-site links to improve access to parks and amenities.
- Provision of new and improved indoor multi-purpose sports and arts facilities.
- Upgrades to State level infrastructure, such as the Stacey Street widening and grade-separation with the Hume Highway.

The realisation of this infrastructure requires a mixed funding and delivery model, as development contributions cannot fund these works in their entirety. The mix of funding and delivery mechanisms will include a combination of:

1. Amendments to a consolidated Canterbury Bankstown Contributions Plan;
2. Infrastructure delivered through development (as outlined above);
3. Renewal and improved leveraging of Council's property assets;
4. Shared use of community and school facilities;
5. Advocacy to the State Government to fund and unlock regional level infrastructure.

## **Affordable housing**

In June 2020, Council adopted an Affordable Housing Strategy, which sought to implement an Affordable Housing levy in renewal areas. Action 1.1 of the Strategy (page 7) states:

*In future master planning of growth precincts, ensure that the affordable housing targets established by Council's Community Strategic Plan and Local Strategic Planning Statement are tested and an appropriate levy be applied subject to viability and feasibility testing.*

Through the draft Master Planning process, feasibility testing has identified an ability for development to deliver up to 3% affordable housing for site's receiving an uplift in height and floor space ratio. Affordable housing will be delivered through either the dedication of apartments to Council for use as affordable housing, or the payment of monetary contributions to Council for it to then allocate for affordable housing purposes. It is proposed that the 3% levy be phased in over a three-year period, to allow time for the cost of affordable housing to be feasibly apportioned.

Council's feasibility analysis has identified that for many sites, requiring developers to deliver affordable housing as well as new infrastructure (e.g. through site links or land dedication for new parks) and employment floor space would render the development unviable. To address this issue, sites where infrastructure provision is a higher priority for Council will be excluded from the requirement to provide affordable housing. This will occur when amendments to Council's Development Control Plan are prepared in the coming months.

## **Sustainability initiatives**

Some developments in Bankstown City Centre are currently eligible for a floor space incentive for the delivery of higher sustainability standards. It is proposed that these requirements be continued, but in a revised form to meet contemporary expectations and support the achievement of a Carbon Zero City by 2050.

In addition, a number of mandatory sustainability measures are proposed, including:

- Ensuring buildings are all-electric, meaning the use of gas will not be permitted;
- Requiring that 40% of rooftops are used for solar power generation;
- Ensuring buildings provide Electric Vehicle charging, and that car parking spaces are ready to transition to electric vehicle charging should this technology become more widespread; and
- Improving overall building energy and water efficiency.

## **Changes to parking requirements**

The Bankstown DCP currently encourages high parking rates, allowing for up to three parking spaces for apartments. With investment in improved services and facilities, public transport, roads, pedestrian and cycling infrastructure, Bankstown's accessibility will continue to improve with the delivery of Sydney Metro services. In addition, parking adds a significant cost to housing in Bankstown City Centre, whilst not all residents have use for parking. Appropriate reduction in parking rates will also help manage traffic movement through the City Centre. In response, the following parking initiatives are proposed:

- 1) Within walking distance of Bankstown Railway Station and future Metro, a maximum parking rate will apply. This means development can provide less than the maximum rate of parking, but not more.
- 2) Outside of a 400-metre walk from the Railway and future Metro Station, a minimum parking rate will continue to apply, along with a maximum parking rate. This means development would have to provide parking based on a range.
- 3) In new development, parking will also be 'unbundled' from apartments. This means that there will be no fixed number of parking spaces allocated to the title of each apartment. The purchaser of an apartment will have the flexibility to decide whether they would like to utilise parking provided, or not – further assisting with affordability.

### **Recommended changes to height and density**

The draft Plan recommends changes to height and density, in order to provide sufficient capacity to achieve the City's jobs, housing and student targets. The changes in height and density have been carefully considered, and are based on a number of key principles, including:

- Placing density close to transport infrastructure, open space and services, to maximise amenity and accessibility;
- Ensuring density does not detrimentally impact the quality of parks, streets and public spaces;
- Ensuring appropriate transition and interface with surrounding low density areas;
- Appropriately protecting and enhancing the character of special and historic places; and
- Limit potential impact on aviation safety and the operation of Bankstown Airport.

Based on these principles, a height and density plan (extract from the draft Plan provided at the end of this report) is proposed for the Bankstown City Centre. It is noted that these heights and floor space ratio ranges are inclusive of all height and floor space incentives discussed earlier in this report. In summary, heights in the Bankstown City Centre will range from 2 storeys to 25 storeys (subject to airport approval).

### **Next Steps**

As noted earlier, Councillors should note that Council is not endorsing the draft Plan at this point and that the draft Plan itself will not result in changes to current planning controls.

Merely, the report is to place the draft exhibition materials on the public record and to inform Council of the next steps regarding the matter, which includes the current exhibition of the draft Plan as outlined in this report and associated background documents (Attachment B), for a minimum period of 42 days.

Following the above, a further report will be submitted to Council - seeking endorsement of a revised Master Plan.



## Proposed Building Heights

Analysis Catchment Area  
 Up to 25 storeys/Max 108RL  
 15-22 Storeys/Max 108RL  
 12-15 Storeys/Max 108RL  
 9-12 storeys/Max 108RL

Up to 8 storeys  
 Up to 6 storeys  
 Up to 4 storeys

No change to height as part of this Plan

\*Height (z of screen) subject to land use and floor-to-floor building heights

## Proposed floor space ratio range

Height Approximate Floor Space Range

|            |                 |
|------------|-----------------|
| 4 storeys  | 1.5:1           |
| 6 storeys  | 1.5:1 - 2:1     |
| 8 storeys  | 1.75:1 - 2.75:1 |
| 10 storeys | 2.5:1 - 3:1     |
| 13 storeys | 3:1 - 4:1       |
| 15 storeys | 3.5:1 - 4.25:1  |
| 16 storeys | 3.75 - 4.5:1    |
| 18 storeys | 3.75:1 - 5.5:1  |
| 22 storeys | 4.5:1 - 6:1     |
| 25 storeys | 5.5:1 +         |

This FSR range is indicative. Final FSR for each block will be based on final testing of the Master Plan, and may vary based on land use, lot typology, site coverage controls and other design factors.



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## Planning Matters - 23 March 2021

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**ITEM 5.3**                      **Report on Council's Performance in the Assessment of Development Applications for the first two quarters of the 2020/21 financial year, Clause 4.6 Variations Approved for the second quarter of the 2020/21 financial year, Planning Related Legal Appeals and Planning Proposal Update**

**AUTHOR**                      **Planning**

### **PURPOSE AND BACKGROUND**

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

1. Performance for processing of development applications for the first two quarters of the 2020/21 financial year;
2. Development applications approved with a Clause 4.6 Variation for the second quarter of the 2020/21 financial year;
3. Planning related legal appeals currently before the Land and Environment Court; and
4. Planning proposals submitted to Council and progressing through the legislative process.

### **RECOMMENDATION**

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That the report be noted.

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

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- A. Clause 4.6 Return for second quarter 2020/ 2021
- B. List of planning related legal appeals as of February 2021
- C. Planning Proposal List

## **POLICY IMPACT**

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This matter has no policy implications.

## **FINANCIAL IMPACT**

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This matter has no financial implications.

## **COMMUNITY IMPACT**

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

However, it is also important to ensure that the community is protected from inappropriate development. This report will detail that in instances where Council has not supported poor development outcomes, Council has been successful in defending a majority of appeals lodged by applicants, or in affecting changes to a proposal to advance it to a point that it satisfactorily meets relevant planning rules and can be approved.

The progression of planning proposals stimulates the NSW economy, creates jobs and housing, delivers infrastructure, provides public benefits to the community and facilitates urban renewal for liveable centres. Engagement with the community on planning proposals will continue in accordance with Council's Community Participation Plan and any relevant conditions of the Department of Planning, Infrastructure and Environment's Gateway Determinations.

## **DETAILED INFORMATION**

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### **1. DEVELOPMENT APPLICATIONS**

#### **Processing of development applications for the first two quarters of the 2020/21 financial year**

For the first two quarters of the 2020/21 financial year, Council determined 598 development applications and 224 Section 4.55 applications (applications to modify a development consent), with a total capital investment value of \$910,885,385. The median gross determination times for all development applications for the first two quarters was 57 days.

The NSW State Government has advised all Council's in NSW of its implementation of the Planning Reform Action Plan to create a transparent, faster and more certain planning system. The need to conclude, long-standing development applications has been recognised as an important outcome for the community and industry alike, including applications that are of a kind that are required to be determined by the Local and Regional Planning Panels.

The Government is also developing strategies to reduce assessment timeframes, with targets for improvement set for the next three years, which will require ongoing assistance, support and collaboration with councils. Council committed to having twelve long-standing significant development applications brought before the Panels for determination in the first two quarters of the financial year, and this target was achieved.

Determining long standing applications will have an impact on overall assessment times, and it is anticipated that the median will reduce in the second half of the financial year.

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

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

During the second quarter of the 2020/21 financial year, a total of ten variations to an environmental planning instrument were approved. The attached report is the required report and includes all results for the second quarter of the current financial year.

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

Attachment B to this report provides details of the appeals currently before the New South Wales Land and Environment Court, as of February, 2021. The attached list identifies a total of 27 appeals. It is worth noting that of all the appeals on the attached list, four relate to the redevelopment of the "Riverlands" site and eight appeals relate to applications made under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009.

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

## 2. PLANNING PROPOSALS

At its Ordinary Meeting on 8 December 2020, Council resolved to receive a regular report detailing all planning proposals. The section below provides Council with an understanding of the planning proposals currently before Council and at what stages of the planning proposal process each is at. It should be noted that all privately initiated planning proposals are considered by the Canterbury Bankstown Local Planning Panel with the Panel advice being forwarded to Council for its consideration. All planning proposals are made public at the time of being considered by the Panel and prior to being considered formally by Council.

Council is currently progressing eighteen planning proposals, which are detailed in the attachment to this report (and divided into stages in Figure 1 below). Of these, six are related to Council’s master planning program and are located in Campsie, Bankstown and Lakemba. The largest of Council’s planning proposals is for Bankstown Central, with an approximate capital investment value of \$1.3 Billion. There are several other major urban renewal proposals with Council for assessment, including Chester Square, WSU Milperra and three private hospitals.

Two of Council’s planning proposals are with the Department of Planning, Industry and Environment to be finalised.



**Figure 1:** Number of planning proposals at key stages of the process

### Acceleration Programs

As part of the Department of Planning, Industry and Environment’s Planning Reform Action Plan, Council has participated in a number of acceleration programs introduced to boost the NSW economy, reduce assessment timeframes, create jobs and finalise long standing proposals. Council has achieved all targets relating to these initial programs.

Council has been advised by the Department of Planning, Industry and Environment that they have a new KPI to finalise planning proposals within a year of a Gateway determination. The Department of Planning, Industry and Environment has progressed into their next acceleration phase (Horizon program) in order to meet their new assessment target. Council is currently participating in the Horizon program with two planning proposals meeting the criteria.

Council is also on track to meet its commitments for the Public Spaces Legacy Program. All planning proposals and regionally significant development applications have been finalised or are with the Department for finalisation. The remaining commitments include a median DA timeframe of 59 days and completing the consolidated LEP by June 2021, which is with the Department of Planning, Industry and Environment to be finalised.

Council has received a letter from the Department of Planning, Industry and Environment advising that Stage 1 of the Legacy Program has been successfully completed. Subject to meeting the Stage 2 commitments by 30 June 2021, Council can apply for funding of up to \$5.5 million for public open space.

Consistent with the Council resolutions on 25 August 2020 (item 8.1) and 8 December 2020 (also item 8.1) these funds will be directed towards improvement and upgrades to Paul Keating Park.



## **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 | 2021 Australian Local Government Association Conference - Consideration of Motions | 75 |
| 7.2 | Stronger Community Fund - Quarterly Report   | 83 |
| 7.3 | Generic Plan of Management for Community Land and Crown Land                       | 87 |
| 7.4 | Road Renaming - Section of Warren Avenue, Bankstown                                | 91 |
| 7.5 | Cash and Investment Report as at 28 February 2021                                  | 97 |



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## Governance and Administration Matters - 23 March 2021

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### ITEM 7.1                      2021 Australian Local Government Association Conference - Consideration of Motions

**AUTHOR**                      Corporate

#### **PURPOSE AND BACKGROUND**

The Australian Local Government Association (ALGA) is hosting the National General Assembly (NGA) on 20-23 June 2021 as a hybrid event offering both virtual and onsite attendance.

The annual Conference is Australia's most influential Local Government conference and provides a platform to address national issues and advocate to the Federal Government on critical topics facing the Local Government sector. Council is able to nominate one voting delegate for the conference. Following the Conference, ALGA will review resolutions and identify priority advocacy areas to guide ALGA actions in 2021.

#### **ISSUE**

To inform Council of the 2021 Australian Local Government Association (ALGA) National General Assembly (NGA) and to consider the submission of motions.

#### **RECOMMENDATION** That -

1. Council endorse the draft motions as detailed in the report.
2. The Mayor or his delegate be Council's voting delegate at the conference.

#### **ATTACHMENTS**

Nil

## **POLICY IMPACT**

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

## **FINANCIAL IMPACT**

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Registration and costs associated with online or physical attendance at the ALGA NGA are in accordance with the Councillor Expenses and Facilities Policy and will be met from within Council's adopted budget.

## **COMMUNITY IMPACT**

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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

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### Conference Motion Requirements

The 2021 NGA theme 'Working Together for our Communities' acknowledges the need to come together with other partners, including the Federal Government, to deliver for our communities, and offers scope for councils to submit motions under three broad streams:

- Council Resilience
- Community Resilience
- Collaboration and Partnerships

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

- be relevant to the work of local government nationally;
- not be focussed on a specific location or region – unless the project has national implications. You will be asked to justify why your motion has strategic national importance and should be discussed at a national conference;
- be consistent with the themes of the NGA;
- complement or build on the policy objectives of your state and territory local government association;
- be submitted by a council which is a financial member of their state or territory local government association;
- propose a clear action and outcome i.e. call on the Australian Government to do something;
- be a new motion that has not already been debated at an NGA in the preceding two years; and
- not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members, or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

ALGA require Motions to be submitted to ALGA online by 26 March 2021.

### Proposed Motions

The following motions are proposed for Council's endorsement and submission to the conference.

#### Motion 1 – Collaboration and Partnerships

*That this National General Assembly call on the Federal Government to reverse its 2014/15 decision to withdraw funding to pensioners and reinstate the 5% contribution towards the pensioner rate rebate.*

## **National Objective**

The NSW State Government currently contribute 55% to the pensioner rate subsidy, as per a statutory requirement under the Local Government Act 1993 (NSW). Local Councils contribute the remaining 45% to the \$250 pensioner rate rebate to help reduce the financial burden on pensioners. The Federal Government has not financially contributed to the pensioner rate rebate since 2014.

It is proposed that the Federal Government re-instate their contribution (5%) and that the amount be used to increase and/or top-up the current \$250 pensioner rebate – as prescribed under the NSW Local Government Act 1993.

This signifies a recognition by Councils of the financial hardships experienced by pensioners. COVID-19 has also presented unique financial challenges, and local councils have acted accordingly, supporting eligible pensioners through targeted financial measures. Previously, the Federal Government contributed 5% of the total 55% provided by the NSW Government. This was a direct result of the 1994 expansion of the pensioner concession card criteria that resulted in an increase in persons eligible for a pensioner concession. This Federal Government policy decision cascaded to local councils, resulting in an increase to the number of those eligible for a rates rebate.

However, the 5% Federal Government contribution ceased in 2014 with the announcement of the 2014/15 Commonwealth budget. Reinstating this contribution will provide much needed financial relief to our pensioners.

## **Information and Supporting Argument**

According to data provided by the Australian Bureau of Statistics via the 2019 General Social Survey, over 22% of households report that government pensions and allowances are the main source of household income. This figure is increased when only considering those aged over 65 years.

Between 2016-17 and 2018-19, the government pension remained the main source of income for most retirees. As at 29 June 2018, 2.6 million Australians aged over 65 years received income support payments:

- 95% by way of the Aged Pension;
- 4.5% by way of the Disability Support Pension or Carer Payment

Australia's ageing population is projected to increase from 16% in 2018 to 21-23% by 2066. This burgeoning shift in Australia's population will have an impact on all tiers of government, including local. The financial implications of this shift need to be recognised and appropriately considered by the Federal Government, with measures implemented to curtail the financial burden placed on local councils.

The collective cost of the pensioner rebate provided by Councils in NSW is approximately \$80 million per annum, while the cost of the pensioner rebate provided by the Federal Government is nil, even though the rebate is a welfare measure. This demonstrates the difference in the value placed on supporting pensioners via the rates rebate.

Pensioner rebates are recognised as one of the top five cost shifting issues affecting metropolitan councils, accounting for 6% of Council's total income in 2015/16. Given the pensioner rebate is a welfare measure, the Federal Government can assist both pensioners and local councils by re-instating the 5% contribution to the pensioner rate rebate. By doing so, the Federal Government can provide this much needed assistance to eligible pensioners. Doing so would demonstrate a shared collective approach to supporting pensioners in the community that require financial aid.

## **Motion 2 – Community Resilience:**

*That this National General Assembly calls on the Federal Government to implement a more substantial permanent increase to the rate of 'JobSeeker' that is above the poverty line and reflects the rising living costs for the 1.6 million Australians relying on unemployment payments to survive.*

## **National Objective**

Canterbury-Bankstown Council (Council) acknowledges ALGA's continued campaign for adequate increases to welfare payments in line with rising living costs. Council also recognises efforts by the ALGA in highlighting Federal Government cost-shifting approaches that effectively place increased strain on local councils' limited resources. It is undeniable that this national issue of poverty creates additional demands on the services that local governments provide.

The Federal Government's financial measures and responses to COVID-19 have been critical in supporting vulnerable communities. At the height of the pandemic, the JobSeeker income support increased to \$1,100 per fortnight through the Coronavirus Supplement. However, the Federal Government's position to extend payments until March 2021 at a reduced rate of \$715.70 for a single person will leave some individuals surviving on \$51.20 a day.

The recent announcement by the Federal Government to increase the base rate of JobSeeker from \$565.70 a fortnight to \$620.80 on April 1 2021 – equating to an increase in payment of approximately \$4 a day, remains insufficient and substantially below the amount that ALGA, social service and welfare groups have proposed. This increase will mean that JobSeeker recipients will continue to receive less than half of the minimum wage (41.2% of that amount) and could push individuals further into poverty.

## **Information and Supporting Arguments**

Australia's unemployment payment prior to the COVID-19 pandemic was called Newstart Allowance. Equivalent to \$40 a day (\$280 per week), the rate had not increased in real terms since 1994 and existed well below the poverty line (estimated to be \$550 per week). According to the Organisation for Economic Co-operation and Development (OECD), the Newstart Allowance was one of the lowest unemployment payments across 37 of the world's leading economies.

In March 2020, a Coronavirus Supplement was introduced alongside JobSeeker allowing recipient access to \$1,100 in support. In July, the Federal Government announced an extension to December 2020 at a reduced rate of \$250, cutting payments to \$815 a fortnight.

Further developments led to an extension to March 2021, with a supplement of \$150 and a total JobSeeker payment of \$715.70.

In the period December 2019 to May 2020, the number of JobSeeker recipients doubled—from approximately 820,000 to 1,640,000. Within the industries that experienced the most rapid and severe declines in employment, women, young people and casuals were the most affected. Blaxland and Watson (within the Bankstown-Canterbury LGA) were within the top five electorates with the largest increase in JobSeeker recipients, rising 126% and 158% respectively.

At a rate of \$40 a day for a single person pre-pandemic, the JobSeeker payment was already unsustainably low, resulting in recipients living well below the poverty line against rising living costs. Whilst the recent announcement reflects the first major increase since the 1980's, it is unreasonable for the Federal Government to propose that a \$4 a day increase to the social security payment that more than 1.6 million Australians rely on is adequate to support the economic recovery of our people and nation.

### **Motion 3 – Collaboration and Partnerships:**

*That this National General Assembly calls on the NSW and Australian Governments to highlight the critical necessity for Local Government representation on the National Cabinet, and request that First Ministers review the decision to exclude Local Government.*

### **National Objective**

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. 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.

This changed in May 2020, when the Prime Minister announced the launch of the new National Federation Reform Council (NFRC) intended to replace COAG, with the Australian Local Government Association (ALGA) serving on the NFRC although excluded from the National Cabinet. The continued exclusion of ALGA, the peak body representing councils across Australia, reflects a fragmentary response by Government to the broader call for representation on the expanded National Cabinet.

Local governments are willing and necessary partners in developing and implementing reform. The continued challenge facing National Cabinet in supporting the nation through the economic recovery of the pandemic is unlike any which has faced Australian governments in recent times. What is required is a concerted, coordinated and complementary effort by all tiers of government to rebuild consumer confidence, support business and bolster employment.



## Information and Supporting Arguments

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 views and be actioned accordingly.

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.

### **Motion 4 – Community Resilience:**

*That this National General Assembly calls on the Federal Government to increase funding targeted at mitigating elder abuse through the development of preventative education campaigns and strategies that focus on enhancing respect and safety of older people, including those in CALD communities.*

*In line with the Federal Government's National Plan to Respond to the Abuse of Older Australians (Elder Abuse) 2019-2023, Councils call on the Federal Government to implement and integrate strategies that educate and empower older adults particularly in relation to the management of their financial affairs.*

### **National Objective**

According to the Australian Institute of Family Studies (AIFS), between 2 and 14 per cent of older Australians are likely to experience elder abuse in any given year. This refers to 'any act occurring within a relationship where there is an implication of trust, which results in harm to an older person' and may include physical, sexual, financial, psychological, social abuse and/or neglect.

It is argued that COVID-19 has exacerbated the risk of elder abuse, caused by increased isolation of older citizens, and increased financial pressure on adult children associated with the economic impact of the pandemic, both considered leading factors in elder abuse.

The Federal Government's National Plan was launched in 2019. It identified education as an important pillar of the Plan, reflecting a move in the right direction. However, the launch of the National Elder Abuse hotline, a short-term initiative identified in the Plan, without the concomitant effort and investment in awareness-based campaigns to educate and promote the new service, severely limits the effectiveness of the initiative.

While the Plan offers an opportunity to take a renewed direction in ensuring Australia is at the forefront of delivering successful early intervention strategies to protect its increasingly ageing and vulnerable population, it is doing so without the proper mechanisms in place to promote key initiatives.

### **Information and Supporting Arguments**

According to the AIFS, the World Health Organisation's Global Status Report on Violence Prevention found that in most cases, laws accompanied by widespread awareness-raising initiatives and public education campaigns led to changes in attitudes and behaviour. While cultural norm-change strategies were a commonly reported approach to address violence against women, only 23% of countries reported implementing public information campaigns on elder abuse.

This finding is critical in settings where preventative approaches to elder abuse remain relatively underdeveloped, as in the case of Australia necessitating awareness raising campaigns that focus on enhancing respect for older people, reducing social isolation, increasing autonomy and empowerment, and supporting retention of control over financial affairs.

Indeed, the National Plan provides a framework for coordinated action across federal and state or territory governments, however current plans across both levels of government emphasise a stronger commitment to research on elder abuse, rather than on implementation strategies. While research is a critical component, the Federal Government must take immediate and direct national action to ensure protection for older vulnerable Australians through targeted communication and education strategies that support those most affected, including female, youth, aged and those from culturally and linguistically diverse (CALD) backgrounds. This is particularly significant for Canterbury-Bankstown as a Council which has a high representation of elderly citizens (14% in 2016) and 60% speaking a language other than English at home.

An awareness campaign led by the Queensland Elder Abuse Prevention Unit in promoting a state led-service targeting family and friends of older people, resulted in an increase in notifications received by this group. It is therefore important that the Federal Government enacts direct measures to address the second pillar of the Plan. This includes implementing a national communication strategy that promotes services such as the elder abuse hotline and incorporates greater promotion and awareness campaigns for the safety of seniors. This will also encourage community members to be more aware and report suspected cases of elder abuse to protect and improve the safety and well-being of seniors, and ultimately support state and local governments in addressing the issue within the community.

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## Governance and Administration Matters - 23 March 2021

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### ITEM 7.2 Stronger Community Fund - Quarterly Report

**AUTHOR** City Future

#### **PURPOSE AND BACKGROUND**

The 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 a Council meeting on the expenditure and outcomes of the SCF. This report covers the period December 2020 – February 2021.

#### **RECOMMENDATION**

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

#### **ATTACHMENTS**

Nil

## **POLICY IMPACT**

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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 a 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**

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All funding provided to Council for the Community Grants Program component of the SCF has been allocated to community programs.

A total of \$9.66 million has been spent and/or allocated to projects through the Major Projects Program, including a further allocation of funding to Parry Park as outlined in this report from additional and surplus funds from completed SCF projects.

## **COMMUNITY IMPACT**

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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

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Projects being delivered under the Major Projects Program are either complete or substantially underway. While it is anticipated that many of the projects funded by the SCF should be completed by June 2021, it should be noted that construction of some of these projects will be completed later in the 2021 calendar year as outlined below.

### 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 outlined at the 23 June 2020 Council Meeting, the Canterbury Road Underpass is no longer funded by the SCF.

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                                   | The design of the Wiley Parks Ponds is in progress. Project is behind schedule with design expected to be complete for Tender purposes prior to end of 2020-21 financial year. 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 in March 2018 where the remaining \$5.4 million in SCF funding was allocated for the below projects. Three projects are now complete. Progress on these projects is outlined below:

| Project  | Progress   |
|--|--|
| Changing Places portable facility for community events | COMPLETE. This project is complete, and the facility was officially launched last year. Final Project Report has been submitted to OLG.  |
| Community engagement vehicle                           | COMPLETE. Vehicle upgrades have recently been completed and include a new interior, improved storage for ease of use and a new electrical system that allows for a "pull up and go" approach to engagement. A smart TV, lights and sound system were also installed in the vehicle to allow for a more interactive form of engagement. |

| Project   | Progress  |
|---|---|
| Cooks River interactive litter capture device                         | <p>Construction of the floating litter boom device was completed off site, however delivery has been delayed due to the closure of the NSW-Victorian border and quarantine requirements.</p> <p>Confirmation of final location has been agreed upon and maintenance and cleaning confirmed with Sydney Water. Planned completion date for installation of the Boom is April 2021. Campaign launch planned to rollout in May 2021 and media campaign will be live and delivered by end of June 2021</p>  |
| Enhanced play experience at Greenacre                                 | Design and documentation complete. Project currently in pre-tender phase, site possession taken, and early works are in progress. Community engagement and sensory overlay works underway.  |
| Parry Park upgrade and renewal  | Designs have been completed. Flood impact investigations complete and design complete. Project is in pre-tender phase with early works underway. Adjacent Koala Road carparking works are currently under construction.   |
| 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>COMPLETE. Results from Council's Smart Parking and Safe TV Schools have been presented and next steps to scale the technology across the City and further explore have been endorsed.</p> <p>The Activated Data Roadmap and public consultation work has concluded, and the plan is ready for formal adoption by Council.</p> <p>All Smart Tank innovation projects have now been finalised and completed.</p> <p>The cross-Council project piloting real-time road condition reporting has concluded and additional funding in being sought from the State Government.</p> <p>All Stronger Communities funding pertaining to the Smart Cities journey have now been fully expended and completed.</p> |
| Solar Farm  | Project currently out for quotation. Proposals will be reviewed and preferred proposal to be determined in March. Project recommendation to April Council meeting for endorsement.  |
| Implementation of Sports Facilities Strategy - Recreation Initiatives | A portion of these funds were allocated towards the new amenities building at Wagener Oval, completed this year. Several projects being delivered in the 2020/21 capital works have an allocation of SCF funding, including Kelso North Baseball lighting, Marco Reserve lighting upgrade and Rudd Park field works.  |

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## Governance and Administration Matters - 23 March 2021

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

**AUTHOR**                      City Future

#### **PURPOSE AND BACKGROUND**

The purpose of this report is to provide a summary of the feedback received on the draft *Generic Plan of Management for Community Land and Crown Land* (the PoM) and to present the updated PoM for adoption and implementation (Attachment A).

The draft PoM has been prepared in consultation with Crown Lands (DPIE) and Council staff. At the June 2020 Council Meeting, the PoM was endorsed to be placed on public exhibition for comment and feedback from the community following approval from Crown Lands. Approval from Crown Lands was received on 17 November 2020 and the Plan was placed on public exhibition from 25 November 2020 – 26 February 2021 (14 weeks).

The draft PoM has been updated since the June 2020 Council Meeting in response to Crown Lands requirements and community engagement. It is now presented to Council for adoption.

#### **ISSUE**

The *Generic Plan of Management for Community Land and Crown Land* is the first generic PoM for the amalgamated City of Canterbury Bankstown, and replaces 10 current generic and site specific plans of management (listed in Policy Impact).

The PoM will govern the use and management of community and crown land owned or under the care, control and management of Council.

#### **RECOMMENDATION**

That Council adopt the amended *Generic Plan of Management for Community Land and Crown Land*.

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

- A.     Generic Plan of Management for Community Land and Crown Land
- B.     Report of Public Hearing on Generic Plan of Management held 15 December 2020

## **POLICY IMPACT**

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

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

This PoM replaces 10 existing PoMs of the former two Councils listed below:

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

## **FINANCIAL IMPACT**

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

## **COMMUNITY IMPACT**

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



## DETAILED INFORMATION

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### Community Consultation

The PoM was on exhibition for 14 weeks from 25 November 2020 – 26 February 2021 on the 'Have Your Say' page of Council's website for public comment. The document was also advertised on Council's Facebook and Twitter platforms. Posters advertising the exhibition were placed in Council's two customer service centres and all libraries.

In accordance with the requirements of the *Local Government Act*, Council held a public hearing chaired by an independent facilitator on 15 December 2020 via Zoom. The hearing was attended by three members of the public. The Minutes from that hearing (Attachment B) were also made available on Council's website.

### Results of consultation

During the exhibition there were 488 views and 124 downloads of the draft PoM from the website.

One submission was received endorsing the recommendations of the PoM.

During the public hearing, and following it, attendees provided feedback about the document. In particular a question was raised about how master planning for Belmore stadium and Wiley Park would be affected by the generic PoM. The residents were advised that the generic PoM provides a broad basis for categorisation and management of these sites, but does not contradict or override the specific adopted master plans.

### Amendments since Council endorsement for exhibition

Since the draft PoM was endorsed by Council for public exhibition in June, amendments have been made to satisfy Crown Lands. Two other minor amendments were also required for council community land.

### Crown Lands amendments

Council was requested to state the reserve purpose for each crown reserve because this provides the basis of how a reserve can be used under the *Crown Land Management Act* and guides the permitted use of the reserve. Council was also asked to add that leases and licences must not be issued if inconsistent with the reserve purpose.

Crown Lands also requested that the document mention the *Native Title Act 1993* and requirements for native title advice. This has been added to the document.

The draft document reported to Council in June 2020 proposed to categorise Chester Hill Reserve (Crown Land) as Community Land, General Community Use. Subsequent to the document going to Council and prior to public exhibition commencing, Crown Lands advised there was further investigation required and that no category should be assigned. This will need to be considered in a future report to Council.

#### Thurina Park, Villawood – new community building

It is proposed to add the category General Community Use to Thurina Reserve to accommodate the proposed community building. The current land categories of Sportsground and Park will be retained where appropriate. The modified category map has been exhibited with the draft PoM and included in the final document.

#### Griffith Park, Bankstown

Planning for this important civic precinct adjacent to the Bankstown Arts Centre has highlighted the requirement to categorise it as General Community Use rather than Park to better reflect the intended community use of the site. This is to allow more flexibility for future uses in this area and the PoM has been modified to reflect this change.

#### **Future amendments**

The consolidated Local Environment Plan (LEP) for the City is currently in preparation. The LEP includes the categorisation of drainage reserves into community or operational land. Those considered to be useful open space or form connections to existing open space are proposed to be community land. When the LEP is adopted in the future any drainage reserves identified as community land will be added to the generic POM.

### **ITEM 7.4                      Road Renaming - Section of Warren Avenue, Bankstown**

**AUTHOR                      Corporate**

#### **PURPOSE AND BACKGROUND**

In accordance with Council's Naming policy and Geographical Names Board requirements, Council on 28 May 2019 considered a proposal to rename the eastern section of Warren Avenue Bankstown, given that it is dissected by Fairford Road Bankstown which may be causing confusion for businesses and their clients.

Council had agreed in principle to renaming the section of Warren Road from Fairford Road overpass to the Canterbury Road intersection, to Bugi Close, subject to community consultation.

This report details the feedback received following public exhibition.

#### **ISSUE**

Council conducted an initial investigation on the merits of renaming the eastern section of Warren Avenue as it contains fewer properties than the western section and found enough justification to pursue further investigations.

There are five industrial/commercial properties recorded in Council's Property System situated in the eastern section of Warren Avenue of which, each of which has multiple businesses operating within.

The community was consulted in the form of direct consultation with business owners, letter drops and advertising on Council's "Have Your Say" website.

Nine objections to the proposed renaming were received from property owners and business owners within the eastern section of Warren Avenue. A further three responses were received via the Have Your Say website, two of these in support of and one objecting to the renaming.

The main point argued (in the objections) was that there is no mail/delivery problems or confusion locating property addresses to this section of Warren Avenue. This was supported by Australia Post, who confirmed that there are no mail delivery problems in this area.

Council has continued to liaise with the Geographical Names Board (GNB) throughout the consultation process in determining its position on the matter.

GNB's guidelines also indicate that Council must have significant reasons to rename the eastern section of Warren Avenue.

Having regard to the above, it is evident from the information obtained throughout the consultation process that the majority of affected properties have objected to the change and as such it is recommended that the renaming not proceed.

## **RECOMMENDATION**

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That Council not proceed with the proposed renaming of the eastern section of Warren Avenue, Bankstown extending from the Fairford Road overpass to the Canterbury Road intersection.

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

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- A. Warren Avenue Evaluation Report
- B. Council Report 28 May 2019-Road Re-naming - Section of Warren Avenue, Bankstown

## **POLICY IMPACT**

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The recommendation to not proceed with renaming the eastern portion of Warren Avenue, Bankstown is consistent with Council's Naming Policy, the GNB's Guidelines, and Community Engagement Policy.

## **FINANCIAL IMPACT**

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The report has no financial impacts.

## **COMMUNITY IMPACT**

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Having regard to the information obtained throughout the consultation process, it would appear that the majority of affected parties/entities strongly suggest that Council not proceed with the renaming of this section of Warren Avenue, and therefore resulting in no impact for the community.

## DETAILED INFORMATION

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At its Ordinary Meeting on 28 May 2019, Council resolved the following:

- In accordance with Council's Naming Policy and the Geographical Names Board, Council in principle agree to rename the section of Warren Avenue extending from the Fairford Road overpass to the Canterbury Road intersection, to 'Bugi Close'.
- Council carry out the required regulatory requirements/process, including public exhibition, to address this matter.
- At the conclusion of the exhibition period, a report be submitted to Council.

Council received twelve responses made up of Have Your Say feedback and letters. The feedback from the "Have Your Say" website showed two respondents supporting the name change and one respondent not in support. The respondents were from the following suburbs:

1. Earlwood;
2. Chester Hill, and;
3. Revesby.

A further nine responses from affected business owners in Warren Avenue lodged a three-page response detailing their objection. Each submission was identical in the points they raised.

The key concerns (summarised) made by the business owners affected are:

- There is no problem with mail deliveries nor problems for customers as the Fairford Road overpass has been in existence for over 30 years;
- Any problems for deliveries in the past are not because of the street name but because of human error;
- Renaming of this section of Warren Avenue shall create more confusion for customers;
- Renaming will cause disruption to businesses resulting in financial losses and damages to businesses;
- It would take time for the new addressing to appear in GPS devices and Street Directories causing more confusion to locate businesses;
- Business addressing details shall need to be updated, new stationary created and other related business, professional and administrative records based on the current addressing of Warren Avenue shall need to re-assessed/updated, and;
- Objection to the name Bugi Close.

This result initiated further discussion with the Geographical Names Board (GNB). Their response, dated 14<sup>th</sup> October 2019, states the following

- That the GNB “can only make a determination as to whether a road naming proposal meets the guidelines outlined in the NSW Address Policy & User Manual (AUM)”;
- The AUM “states that a road name shall apply from one end of the road to the other, and that unconnected navigable sections shall be assigned separate names.”
- “As council is the road naming authority it is best placed to make the determination as to whether or not it should continue with the renaming process.”

Of note, the second point above appears to support the case for renaming a section of Warren Avenue because it has been bisected by the Fairford Road overpass. However, it is important to note that this overpass was constructed more than 30 years ago.

On 13<sup>th</sup> February 2020 the GNB was contacted again, this time to ask if the proposed renaming would be supported or objected by any Emergency Services. E.g. In the instance that an emergency services vehicle was trying to locate the correct address. Their response, received on 19<sup>th</sup> February 2020, states the following:

- “The NSW Address Policy and User Manual (AUM) has been developed and endorsed by Emergency Services. As such, many of the principles support the provision of emergency services.”
- “As advised by the AUM, where there are significant reasons for a change the road naming authority is encouraged to undertake renaming action.”

Separately, the Australia Post Leightonfield Delivery Centre was contacted to investigate whether they experience difficulties in delivering mail to Warren Avenue. The response confirms there has been no recent delivery/customer complaints issue with properties at Warren Ave Bankstown.

Furthermore, the delivery driver who has been servicing the delivery points on Warren Ave Bankstown for the last four years, states there is no delivery of mail issue with the properties on Warren Ave Bankstown.

Having regard to the above, it is proposed that Council not proceed with the renaming proposal.





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## Governance and Administration Matters - 23 March 2021

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### ITEM 7.5                      Cash and Investment Report as at 28 February 2021

**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 28 February 2021.

#### **RECOMMENDATION**    That -

1.     The Cash and Investment Report as at 28 February 2021 be received and noted.
2.     The amended Investment Policy attached to this report be adopted.
3.     The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

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

- A.     Imperium Markets February 21 Monthly Investment Report
- B.     Investment Policy - March 21

## **POLICY IMPACT**

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

## **FINANCIAL IMPACT**

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

## **COMMUNITY IMPACT**

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

## DETAILED INFORMATION

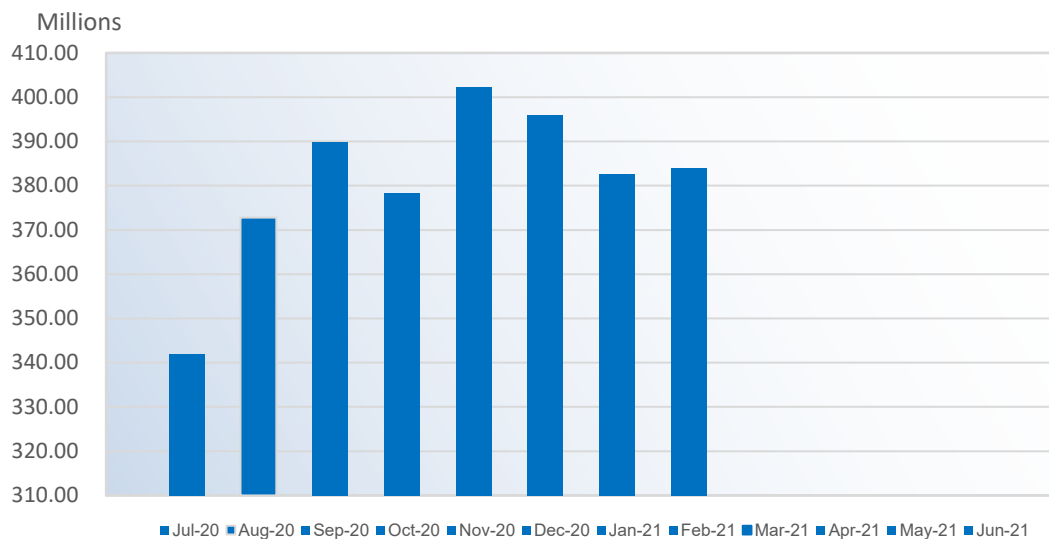
### Cash and Investment Summary – as at 28 February 2021

In total, Council's Cash and Investments holdings as at 28 February 2021 is as follows:

| Cash and Investments              | \$                 |
|-----------------------------------|--------------------|
| Cash at Bank                      | 6,709,149          |
| Deposits at Call                  | 67,196,623         |
| Term Deposits                     | 244,611,000        |
| Floating Rate Notes               | 56,471,133         |
| Bonds                             | 9,000,000          |
| <b>Total Cash and Investments</b> | <b>383,987,905</b> |

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

Cash and Investment Rolling Monthly Balance 2020-2021



A summary of Council's investment interest income earned for the period to 28 February 2021 is as follows:

| Interest Income | Feb 2021<br>\$ | Year-to-date<br>Feb 2021<br>\$ |
|-----------------|----------------|--------------------------------|
| Budget          | 522,708        | 4,181,667                      |
| Actual Interest | 416,319        | 4,008,255                      |
| Variance        | (106,389)      | (173,412)                      |
| Variance (%)    | (20.35)        | (4.15)                         |

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

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

| <b>Maturity Profile</b>                   |                              |                        |
|---|------------------------------|------------------------|
|   | <b>Actual % of Portfolio</b> | <b>Policy Limits %</b> |
| <b>Cash</b>                               | 19                           | 100                    |
| <b>Working Capital Funds (0-3 months)</b> | 4                            | 100                    |
| <b>Short Term (3-12 months)</b>           | 21                           | 100                    |
| <b>Short – Medium (1-2 years)</b>         | 20                           | 70                     |
| <b>Medium (2-5 years)</b>                 | 36                           | 50                     |
| <b>Long Term (5-10 years)</b>             | 0                            | 5                      |
| <b>Total Cash and Investments</b>         | 100%                         |                        |

| <b>Portfolio Allocation</b>       |                              |
|-----------------------------------|------------------------------|
|                                   | <b>Actual % of Portfolio</b> |
| <b>Cash at Bank</b>               | 2                            |
| <b>Deposits at Call</b>           | 17                           |
| <b>Term Deposits</b>              | 64                           |
| <b>Floating Rate Notes</b>        | 15                           |
| <b>Bonds</b>                      | 2                            |
| <b>Total Cash and Investments</b> | 100%                         |

## **Investment Policy**

Council's existing Cash Investment Policy has recently been reviewed. The draft changes to the existing policy include:

- Change to title of the policy from Cash Investment Policy to Investment Policy
- Inclusion and removal of some terms and definitions
- Expansion of the policy statement
- Removal of all annexures as information was simply extracts of actual legislation
- Update to section 5.12 to change credit quality limits for the BBB rating Category maximum holding percentage from 20% to 25%
- Minor typographical changes

Council's independent investment advisors, Imperium Markets, have recommended amending the change to credit quality limits for the BBB rating Category maximum holding percentage from 20% to 25% citing the following reasons:

From a ratings perspective, the “BBB” rated banks now generally dominate the number of Authorised Deposit Taking Institutions (ADIs) issuing deposits within the investment grade space (there are around 25-30 ADIs rated “BBB”). Example of ADIs rated “BBB” Council currently invest in include Bank of Queensland, Heritage Bank, AMP, Bank Australia, Credit Union Australia, and ME Bank.

In contrast, there are only a handful of “A” or higher rated ADIs offering complying/attractive assets that Council would invest in (less than half a dozen active banks at any one time). The main active players in the term deposit market could be listed as follows:

- The four domestic major banks (ANZ, CBA, Westpac and NAB, two of these banks are not really keen to attract deposits from any council)
- Macquarie (A+) (rarely provides attractive rates for councils)
- Suncorp (A+) (don't offer deposits beyond 12 months and rarely provides attractive rates for councils)
- ING (A) (rates periodically attractive for councils for deposits of 12 month to two year duration)
- ICBC (A) (Council has opened an account and taken advantage of their current attractive rates for deposits of 12 month to five year duration)

Amongst the “A” or higher rated banks, where term deposits are concerned, only NAB (AA-), Westpac (AA-), ING (A) and ICBC (A) are active and offering fairly attractive rates at any one time. Having only four ADIs to choose from increases concentration risk. There is also ongoing credit risk that some of the “A” rated ADIs could be downgraded to the “BBB” range if economic conditions deteriorate in future.

Most banks have been fully liquid during the COVID19 pandemic due to the Reserve Bank providing banks with access to cheap funding (e.g. borrow at three years fixed at 0.10% directly from the Reserve Bank). Most of the “BBB” rated ADIs are currently not seeking wholesale funding. As such, in the interim (could be next 1-3 years), Council is still likely to see a larger proportion of assets being directed towards the higher rated ADIs (“A” or higher) given the lack of appetite amongst the lower rated ADIs.

But by increasing the “BBB” rated maximum percentage from 20% to 25%, once the markets start to normalise and there is more appetite amongst this sector it will allow Council to take advantage of the higher yields on offer over coming years. This will allow Council the option to diversify its investment portfolio and reduce concentration risk.

It should be noted that as per the Minister's Order, Council can only invest in highly secure, senior ranked assets that are considered extremely low risk assets including ADIs rated “BBB” (i.e. term deposit and senior ranked securities issued by Commonwealth, State Governments or ADIs regulated by APRA).

Council and its independent investment advisors regularly review Council’s Investment Policy (quarterly) with any proposed changes reported to council for consideration.



## **8 SERVICE AND OPERATIONAL MATTERS**

The following items are submitted for consideration -

|     |  |     |
|-----|--|-----|
| 8.1 | Economic Development Strategic Plan 2036   | 105 |
| 8.2 | Night Time Economy Action Plan 2021-2026   | 111 |
| 8.3 | Adoption of Off-leash Dog Park Action Plan | 117 |





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## Service and Operational Matters - 23 March 2021

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### ITEM 8.1                      Economic Development Strategic Plan 2036

**AUTHOR**                      City Future

#### **PURPOSE AND BACKGROUND**

The purpose of this report is to provide Council with a draft Economic Development Strategic Plan which sets out a rationale and framework for guiding the marketing, promotion and economic development of Canterbury Bankstown to 2036.

#### **ISSUE**

The Canterbury-Bankstown Economic Development Strategic Plan 2036 supports our Community Strategic Plan, CBCity 2036, which captures the community's vision to be Prosperous and Innovative. It further strengthens our Local Strategic Planning Statement, Connective City 2036, to build and become a city equal to that of any other across Australia.

The draft Strategic Plan is written in the current context where our city finds itself in an favourable environment with government agencies and the private sector making significant investments which will change our economic landscape. The draft strategy will guide the actions and priorities for economic development to 2036.

The exhibition period will be an opportunity to continue conversations with the community and stakeholders and confirm our strategic focus areas and associated programs and initiatives.

#### **RECOMMENDATION**

That Council endorse the draft Economic Development Strategic Plan 2036 for public exhibition, with a further report back to Council following exhibition.

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

- A.     Draft Economic Development Strategic Plan 2036

## **POLICY IMPACT**

---

The Economic Development Strategy is closely aligned with the Community Strategic Plan's direction to be 'Prosperous and Innovative', and our Local Strategic Planning Statement, Connective City 2036.

If adopted, this Strategic Plan will provide guidance on the priorities and function of Council and provide input into future Operational and Delivery Plans.

## **FINANCIAL IMPACT**

---

There are no financial impacts to Council at this stage of the report. The recommendations provide future action for Council to work towards, many of which will require significant community and stakeholder engagement. As Council considers each stage of the strategy it will separately outline and report the financial impacts of each project.

## **COMMUNITY IMPACT**

---

The Draft Economic Development Strategy 2036 demonstrates to the community Council's commitment to the future economic growth of the city. It sets out a number of key focus areas, programs to promote the city, attract investment and create jobs.

Public exhibition of the Strategic Plan provides the community with the opportunity to further engage and participate in decision making and contribute to the future economic development and marketing of the city.

## DETAILED INFORMATION

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Canterbury Bankstown is the 8<sup>th</sup> largest economy in NSW with a gross regional product of \$15.8 billion. We currently have the largest (and growing) population in NSW, the second highest number of registered businesses in the State, and a pipeline of game-changing projects that will see us expand significantly over the next 15 years and beyond. Our expected growth will literally change the landscape of the city, as well as take our population to half a million residents, and tens of thousands of new jobs and students.

### Game-changing projects

Across Canterbury Bankstown, there are several game-changing projects in the pipeline which will positively impact our future economic growth. These are highlighted in the Strategy and include:

- A new metro line due to commence operation in 2024 to improve connectivity to the Sydney CBD, and investigations underway to extend this through to Liverpool and the new Western Sydney aerotropolis;
- A new \$350 million Western Sydney University campus, which is currently being built in Bankstown CBD, and will help attract 25,000 students to the City by 2036 and grow the education sector generally;
- A proposed new \$1.3 billion Lidcombe Bankstown Hospital in the Bankstown CBD, which will draw in associated and allied health and research services, and a projected private sector hospital;
- A Complete Streets Plan for the CBD with distinct pedestrianised areas for dining, events, recreation and night life;
- Proposals for the redevelopment of major sites around the Bankstown CBD, including the Vicinity site at Bankstown Central;
- Future plans for the addition of up to half a million square metres of new high-grade retail and commercial space in Bankstown and Campsie;
- The transformation of Campsie into an Eastern Lifestyle District with an upgraded hospital, aspirations to see an organisation like SBS relocate to the area, and the potential to become a central hub for creative industries, employing 7,500 additional people in the City;
- A flourishing night time economy;
- An “Industrial Innovation Corridor” between Bankstown – Bankstown Airport – Liverpool – Aerotropolis; and,
- An alliance with Central Sydney Councils (such as Parramatta, Inner West, Cumberland and Georges River) to drive central transport connections

### Key centres

In addition to the specific projects noted above, Canterbury Bankstown is a city with a hierarchy of centres with the potential to grow and create jobs and businesses. These centres will be a focus for future marketing and economic development initiatives.

## **What the business community told us**

Local businesses are committed to the area's future as it directly affects them. Through consultation, they highlighted a number of priorities for Council to focus on. These included:

- Marketing and promotion of the city
- Embracing innovation and technology
- Supporting small, local and home-based businesses
- Creating attractive places and spaces, and;
- Ensuring young people are integral to the future growth of the city

## **Vision and Strategic focus**

The City of Canterbury-Bankstown is truly one of Sydney's greatest assets, and this Strategic Plan builds on the City's strengths and connectivity, to deliver local jobs, a strong local economy, and a diverse, skilled workforce that is an integral part of the Greater Sydney economy, and a city of significance in the State, Nation and beyond.

In direct correlation to the business community's hopes and aspirations, underpinning the Draft Economic Development Strategic Plan are the principles of promotion, people and places.

Under these principles are five proposed program areas, each with associated actions designed to positively impact on the future growth of the city. These program areas are:

- **Marketing the City**  
The Vision for Canterbury-Bankstown is to be a City that is thriving, dynamic and real. The Marketing the City Program seeks to change perceptions and increase awareness of the opportunities within Canterbury-Bankstown. It also seeks to improve communication between Council, the local business community and future investors.
- **Training and Skills Development**  
Both the community and local business expressed a desire to improve employment and training opportunities for local young people. This initiative seeks to work with the local education, training and employment services sector to lift work-readiness and diversify the local skills base. This will increase people's access to economic opportunities as well as support flexible learning pathways over the course of a lifetime.
- **Entrepreneurship**  
Canterbury-Bankstown has a higher percentage of owner-manager rates than the Greater Sydney region. The Entrepreneurship Program takes an innovative approach to supporting local entrepreneurs, particularly migrant entrepreneurs, to start-up, manage and grow their own businesses. It embraces non-traditional support models reflective of the diverse business types in the area.

- **City Economy Building**  
Canterbury-Bankstown forms an integral part of the Greater Sydney economy. This initiative seeks to engage with and support the health, education, creative, professional, food and retail sectors to grow, innovate and employ. It also seeks to help them revitalise and activate the Bankstown CBD, Campsie, and our local neighbourhood centres, both day and night.
- **Industrial Economy Building**  
This initiative seeks to engage with and support manufacturing, transport and aviation sectors to remain in place, absorb technology, innovate and grow.

### **Public exhibition**

The exhibition of this draft Economic Development Strategic Plan 2036 will be an opportunity to continue conversations with the community and stakeholders and confirm the proposed actions, priorities, strategies and vision identified.



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## Service and Operational Matters - 23 March 2021

---

### ITEM 8.2                      Night Time Economy Action Plan 2021-2026

**AUTHOR**                      City Future

#### **PURPOSE AND BACKGROUND**

To inform Council of the draft Night Time Economy Action Plan 2021-26 and seek endorsement for public exhibition of the draft plan to obtain community feedback. A future report outlining the feedback received during the exhibition period will be reported back to Council.

#### **ISSUE**

The Canterbury-Bankstown draft Night Time Economy Action Plan 2021-26 recognises that the city already has a growing night time economy. The Plan proposes actions that focus specifically on expanding what happens in our city at night. It identifies a number of themes and initiatives required to deliver a viable and vibrant after-dark economy, and allows us to celebrate our diverse commercial, social and cultural fabric.

The draft Night Time Economy Action Plan 2021-2026 has been written following consultation with businesses to build thriving after-dark offerings. The actions in here are scalable across the LGA as we mature into a truly 24-hour city.

The exhibition period will be an opportunity to continue conversations with the community and stakeholders to confirm our aspirations for a strong night time economy.

#### **RECOMMENDATION**

That Council endorse the draft Night Time Economy Action Plan 2021-26 for public exhibition, with a further report back to Council following exhibition.

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

- 
- A.     Draft Night Time Economy Action Plan 2021 - 2026

## **POLICY IMPACT**

---

The draft Night Time Economy Action Plan 2021-26 is closely aligned with the Community strategic Plan's direction of 'Prosperous and Innovative', and our Local Strategic Planning Statement, Connective City 2036. It sets the scene for the future development of the city's night time economy.

## **FINANCIAL IMPACT**

---

There are no financial impacts to Council at this stage of the report. The recommendations provide future action for Council to work towards, many of which will require significant community and stakeholder engagement. As Council considers each initiative, it will separately outline and report the financial impacts of each project.

## **COMMUNITY IMPACT**

---

The draft Night Time Economy Action Plan 2021-26 demonstrates to the community, Council's commitment to support, invest in, and grow our after dark economy. It sets out a number of key focus areas, and actions to create jobs and add to the city's attractions.

Public exhibition of the Action Plan provides the community with the opportunity to further engage and participate in decision making and contribute to the future night time economy.



## DETAILED INFORMATION

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Canterbury Bankstown is the 8<sup>th</sup> largest economy in NSW with a gross regional product of \$15.8 billion. We currently have the largest (and growing) population in NSW, the second highest number of registered businesses in the State, and a night time economy which has been growing at a rate above Sydney, NSW, and a number of other cities since 2015.

Approximately 20% of all employment in Canterbury Bankstown is either directly or indirectly related to the night time economy. In 2019, over 28,000 people were employed in over 7,000 businesses which trade and contribute to the city's night time economy.

### **The night time economy**

The night time economy is defined as consumer oriented economic activity that occurs outside of the day time hours of 6am – 6pm. This activity can be further broken down by time and type.

There are three categories of times for the night time economy:

- Evening – 6 pm to 9 pm,
- Night time – 9 pm to 2 am, and;
- Late night – 2 am to 6 am

There are generally, two types of night time economy establishments.

- Core – which would include food, drink and entertainment venues such as restaurants, food trucks, cafes, pubs, bars, night clubs, theatres, cinemas, live music venues and food delivery services, that are directly associated with a vibrant night life, and;
- Non-Core – other businesses such as pharmacies, medical centres, gyms, supermarkets, convenience stores, green grocers, accommodation, retail, dry cleaners, transport providers and educational establishments that support Core, and also importantly support people who work at night.

### **The importance of the night time economy**

From an economic perspective a viable night time economy adds to the city's growth and stimulates a variety of jobs, particularly for younger people. Analysis by Deloitte Access Economics in 2017 estimated that the value of Greater Sydney's night time economy was \$27.2 billion, supporting 234,000 jobs.

The night time economy is important socially and culturally. It is typically during the evenings and after work that most people choose to enjoy their leisure time with friends and family. Further, cultural events and festivals are often celebrated at night, including major sporting events and performing arts, such as music, theatre and cinemas.

A growing and exciting after dark economy is an important feature of a modern and attractive city. It adds value and significantly lifts the attractiveness of the city for residents and visitors.

## **Aspirations of the business community**

Through consultation, this draft Night Time Economy Action Plan 2021-2026 aims to capture the vision and aspirations of the community. That is - By 2036, a night time economy that is vibrant, welcoming and celebrates the city's cultural diversity and creativity.

Business told us that there was strong support for increased outdoor dining provisions, events and live music to improve the atmosphere. Business owners also expressed a desire to create convenient, attractive places with good lighting and easy access.

They further identified a number of critical issues which included:

- The need for greater support for businesses to open at night with a focus on making it simpler for more businesses to open after dark.
- A desire for a coordinated marketing approach to appeal to residents of Sydney outside the Canterbury-Bankstown area with a focus on utilising social media and targeting groups, specifically young people.
- The need to address the perceptions of the city as being unsafe and the promotion of a vibrant NTE that recognises and celebrates the unique identity of individual centres.
- Larger night time establishments which are dominating town centres. This means that patrons tend to stay in the larger establishments and are less inclined to visit other venues within the same town centre.
- A lack of awareness of the unique night time offerings available in the various centres across the LGA.

## **Draft Night Time Economy Plan 2021-2026 Delivery Framework**

The draft Night Time Economy Action Plan puts forward four themes to act as a framework for the various actions aimed at realising the vision of a vibrant, welcoming and diverse after dark economy. These themes are:

- **Identification**  
These actions are focused on reviewing and analysing the needs of night time economy hubs within the LGA to determine those that are thriving, those that need to be invigorated and those that are emerging and can be nurtured.
- **Invigoration**  
Includes actions associated with Events and Activations and the provision of guidelines on how to quickly improve vibrancy through lower-cost enhancements and encourage businesses to diversify their product offering and extend trading hours.
- **Invitation**  
Delivering a branding and marketing campaign to attract residents, workers and visitors to night time hubs through advertising, community events and new business offerings, and;
- **Investment**  
Actions to attract public and private funding into night time hubs through investment attraction campaigns, centre master planning programs and place-making initiatives.

## **Public exhibition**

The exhibition of this draft Night Time Economy Action Plan 2021-26 will be an opportunity to continue conversations with the community and stakeholders.



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## Service and Operational Matters - 23 March 2021

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### ITEM 8.3                      Adoption of Off-leash Dog Park Action Plan

**AUTHOR**                      City Future

#### **PURPOSE AND BACKGROUND**

The purpose of this report is to provide a summary of the feedback received on the draft Off-leash Dog Park Action Plan (the Plan), outline updates proposed for the Plan based on community feedback, and to present the updated Plan for adoption and implementation.

At the Council meeting on 8 December 2020, Council endorsed the draft Plan to be placed on public exhibition for feedback from the community and to confirm priority actions.

#### **ISSUE**

The Off-leash Dog Park Action Plan will guide the provision and ongoing management of dog off-leash areas and supporting infrastructure in the City. The document focuses on how Council can better utilise the existing spaces, address community demand for separate small and large dog areas within our off-leash dog parks and provide guidance and consistency in how we plan and design for facilities. The development of the Action Plan has involved a detailed analysis of the existing provision of off-leash dog parks across the City and given consideration to the expressed community demand based on community consultation. The draft document guides the actions and strategic priorities for off-leash dog parks over the next ten years.

The draft version of the document was placed on public exhibition from 9 December 2020 to 1 March 2021 to seek further feedback from the community and stakeholders. Following the exhibition period, the submissions have been considered and an updated Plan is presented for adoption.

#### **RECOMMENDATION**

That Council adopt the Off-leash Dog Park Action Plan (Attachment A) and begin implementing the priority actions.

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

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- A.     Off-leash Dog Park Action Plan
- B.     Off-leash Dog Park Action Plan- Submissions Table

## **POLICY IMPACT**

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The Off-leash Dog Park Action Plan supports the aspirations of the Community Strategic Plan and contributes to the Healthy and Active destination. The Plan supersedes the former Bankstown City Council Paws in Parks Plan. The provision of off-leash areas across the City fulfils Council's responsibility under the *Companion Animals Act 1998* to declare at least one public place an off-leash area for dogs.

## **FINANCIAL IMPACT**

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Actions in the plan will not have an immediate financial impact and can be funded through existing operational budgets. All other priority actions will be considered in the preparation of future delivery programs and operational planning budgets.

## **COMMUNITY IMPACT**

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Off-leash dog parks provide space for both dogs and their owners to socialise. They provide opportunities for dogs to exercise, interact with other dogs, enjoy the outdoors and practise training techniques. For the community, off-leash dog parks reduce the risk of uncontrolled dogs being present in general purpose parks.

## DETAILED INFORMATION

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Well-designed off-leash dog parks provide space for dogs to exercise and play in a controlled environment under the supervision of their owners. They form an integral part of how Council manages domestic animal ownership across the City and helps meet our obligations under the *Companion Animals Act 1998*. The Off-leash Dog Park Action Plan (the Plan) will guide the provision and ongoing management of dog off-leash areas and supporting infrastructure in the City.

Off-leash dog parks are planned for and provided by Council in the same way that other dedicated purpose-built facilities are provided for other sport and recreation pursuits. While open space within the City is at a premium, Canterbury-Bankstown is currently home to ten fenced off-leash dog parks. Many other LGAs with a deficiency in open space need to utilise sports fields and unfenced areas to provide off-leash areas which can create conflict with other park users. The Plan proposes to continue to use only dedicated fenced areas for dogs off-leash. In addition to these facilities, residents are able to exercise their dogs on leash utilising local footpaths and parks.

### Public exhibition process

The development of the Action Plan was informed by a public survey conducted by Council in 2019 at the ten off leash dog parks, inviting the general community, dog owners and dog park users to comment on the existing facilities. Following endorsement at the December Council meeting, the draft version of the document was placed on public exhibition from 9 December 2020 to 1 March 2021 to seek further feedback from the community and stakeholders.

As part of this process, a number of tools were used to engage with stakeholders including Council's "Have Your Say" page, Facebook and social media, a targeted mail out and webinar. Following the exhibition period, the submissions have been considered and an updated Plan is presented for adoption.

### Summary of public submissions

The community engagement activities primarily focused on digital engagement methods due to the impact of the pandemic. The public exhibition of the draft Plan was advertised in the Council News section of local papers and on Council's social media platforms. Social media posts received 405 post clicks and 116 link clicks, with 8 general comments. The "Have Your Say" page was viewed by 1,474 people, 65 contributions were made through formal submissions and 15 email submissions were made. The community was also engaged through a zoom webinar for the proposed Off-leash dog park at Virginius Reserve on the 10 February 2021. This was promoted through a direct mail out to over 1,400 residents and property owners in the vicinity of Virginius Reserve, which was attended by 18 residents.

Of the submissions received, 64% indicated support for the Plan, 22% partial support for the Plan and 14% did not support the Plan. Further detail on each of the submissions can be found in Attachment B.

The key themes that emerged from the submissions that was consistent across all the off-leash dog parks were:

- Maintenance of existing facilities was a major concern. Dog parks need better grass and drainage to reduce mud and other hazards.
- Council needs to invest more in the shade cover and seating at the facilities.
- Many respondents noted other Councils provide dog waste bags and that bag dispensers should be located across all facilities.
- Providing lighting would extend the hours of use of the facilities.
- Better signage is needed regarding responsibilities of owners for cleaning up after their dogs and managing their dogs behaviour.
- The respondents were supportive of providing areas that separated small and large dogs. While some noted the temperament and personality of the dog was also important, separating large and small dogs by fences or by allocating separate times for small and large dogs to use the park was a common request.

Issues that were raised specifically about an existing facility included:

|                         |   |
|-------------------------|---|
| Band Hall Reserve       | <ul style="list-style-type: none"> <li>• Separation required between big and small dogs</li> </ul>  |
| Close Street Reserve    | <ul style="list-style-type: none"> <li>• Need to improve maintenance of the grass/ trees</li> <li>• Seating should be improved</li> </ul>   |
| Cooks River Foreshore   | <ul style="list-style-type: none"> <li>• Concern about reducing the size of the off-leash area by restricting it to the fenced space</li> <li>• Fence needs to be repaired/ replaced</li> <li>• Need to improve maintenance of grass</li> <li>• Rubbish not cleaned up on the site</li> </ul>   |
| Craig Street Reserve    | <ul style="list-style-type: none"> <li>• Park was upgraded recently but waste bags not provided</li> </ul>  |
| Hughes Park             | <ul style="list-style-type: none"> <li>• Park is too small</li> <li>• There is no designated car parking</li> <li>• Seating should be provided under the tree near the gate</li> <li>• The drain at the water bowl is always blocked</li> <li>• Pathway to the park entrance required</li> </ul>  |
| Peace Park              | <ul style="list-style-type: none"> <li>• More seating under shade required</li> <li>• Reinstall agility equipment</li> <li>• Bin needs to be emptied more regularly</li> <li>• Separate areas for big and small dogs</li> <li>• Drainage issues/ mud from water fountain</li> <li>• Pathway to access park</li> <li>• Replace dead trees</li> </ul> |
| Richard Podmore Reserve | <ul style="list-style-type: none"> <li>• Water station is defective</li> <li>• Agility equipment not appropriate</li> </ul>   |
| Vale of Ah              | <ul style="list-style-type: none"> <li>• Fencing needs improvement</li> <li>• More shade and seating required</li> </ul>  |



The Plan proposed providing a new off-leash facility at Virginius Reserve. This was initially proposed in the former Bankstown Council “Paws in Parks” Plan and consultation was conducted with the community in 2016. To address the concerns of residents a webinar was held to provide further detail about this proposal and explain how feedback from the initial engagement had been considered. Some of the concerns raised specific to this issue included:

- Noise, smell, increased traffic and dog waste are a concern and the impact on neighbouring properties.
- The impact of flooding through this area.
- A multi-use space should not be turned into a single use space.
- Some respondents were happy the new proposal only uses a small footprint of the Reserve, whereas others felt this facility would be too small and dog owners would just use the main Reserve anyway.

### **Amendments to the Plan**

After considering the feedback received during the public exhibition minor administrative changes have been made to more accurately reflect the facilities at the current parks. The Plan has also been updated to:

- Reflect community support for provision of dog waste bags at all facilities.
- Provide further detail on the proposed dog park at Virginius Reserve.



## **9 COMMITTEE REPORTS**

The following item is submitted for consideration -

|   |     |
|---|-----|
| 9.1 Minutes of the Traffic Committee Meeting held on 9 March 2021 | 125 |
|---|-----|



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## Committee Reports - 23 March 2021

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**ITEM 9.1**                      **Minutes of the Traffic Committee Meeting held on 9 March 2021**

**AUTHOR**                      **Operations**

### **PURPOSE AND BACKGROUND**

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Attached are the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 9 March 2021.

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**

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Recommendations of the Canterbury Bankstown Council Traffic Committee meeting.

### **RECOMMENDATION**

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That the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 9 March 2021, be adopted.

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

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A.     Minutes of the Traffic Committee Meeting held on 9 March 2021

## **POLICY IMPACT**

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This matter has no policy implications to Council.

## **FINANCIAL IMPACT**

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

## **COMMUNITY IMPACT**

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

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

The following items are submitted for consideration -

|                                   |     |
|-----------------------------------|-----|
| 10.1 Notice of Motions            | 129 |
| 10.2 Supporting Community Events  | 131 |
| 10.3 Funding for our Town Centres | 133 |
| 10.4 Maha Abdo                    | 135 |
| 10.5 International Women's Day    | 137 |
| 10.6 Abandoned Shopping Trolleys  | 139 |
| 10.7 Bankstown Arts Centre        | 141 |
| 10.8 Council Clean-ups            | 145 |
| 10.9 Health Concerns About Vaping | 147 |





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## Notice of Motions & Questions With Notice - 23 March 2021

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

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

### **ISSUE**

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

### **RECOMMENDATION**

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That the information be noted.

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

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



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## Notice of Motions & Questions With Notice - 23 March 2021

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### ITEM 10.2      Supporting Community Events

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

“That Council:

1. Writes to the NSW Premier urging her to support our community by considering relaxing Covid-19 restrictions which will allow more people to attend the upcoming Easter, Anzac Day and Ramadan celebrations. and;
2. If relaxing Covid-19 restrictions is not possible, I call on her to set very clear guidelines which will provide both certainty and safety for the community and those policing these gatherings.”

### BACKGROUND

---

Councillors, I don't need to tell you the significance and importance our community places at Easter and Ramadan. Traditionally, this period is a time to reflect, to pray, to celebrate and to be with family and friends. It is also a time to attend services at churches, mosques and temples.

In calling on the Premier to review the numbers allowed to attend these places of worship, I also acknowledge any concessions must come with assurances by religious leaders and the community. If the Premier and the Chief Health Officer don't feel the time is right to ease the restrictions, then they must clearly give guidance to religious leaders how they can maximise attendance without risking public safety.

### GENERAL MANAGER'S COMMENT

---

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



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## Notice of Motions & Questions With Notice - 23 March 2021

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### **ITEM 10.3                      Funding for our Town Centres**

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

“That Council write to the NSW Government requesting they set up a long-term funding program be allocated to Town Centre Regeneration.”

### **BACKGROUND**

---

What COVID has shown is that our local town centres are more important than ever. Not only being an important employment base for our community but providing the services we need without having to travel. Centres such as Belmore (current population 16,500) and Punchbowl (23,000) each have their own unique character and needs. By 2036 they will undergo significant population growth (Belmore 19% and Punchbowl 32%) placing more demands on the centres. Unfortunately, the required funding to upgrade every centre in our city is not feasible under our current funding.

While the Government has recently provided one off grants it is disappointing that many of these assume projects are ready to construct or don't pay for designs to be prepared. They also do not allow any time for engaging with the community.

What is clear is that the current ad-hoc funding programs with unrealistic delivery times are not adequate to support our important centres.

Therefore, I am proposing that Council writes to the NSW Government requesting the Government set up a multi-year Town Centre Regeneration Program where projects can be well planned, designed and implemented over time.

This will help our much-loved town centres get through the current challenging times and prosper into the future.

### **GENERAL MANAGER'S COMMENT**

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Any funding from the State Government would be beneficial and support the delivery of improvements to town centres.



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## Notice of Motions & Questions With Notice - 23 March 2021

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### ITEM 10.4                      Maha Abdo

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

“That Council;

1. Acknowledge and thank Maha Abdo, the retiring Chief Executive of the Muslim Women’s Association for her outstanding contribution and her life-time dedication to the advancement of not only Muslim women here in our city but all women across the Country;
2. In appreciation for her contributions, Council arrange a small civic reception as a token of appreciation.”

### BACKGROUND

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Maha Abdo a selfless, dedicated woman who has worked for more than 30 years with the Muslim Women’s Association. Maha arrived in this country with her brothers and sister in 1970 as an 11year old, unable to speak one word of English.

She attended year 6 at Coogee Primary and soon realised that there were prejudices to overcome. Her work to break down these prejudices was no more evident than in 1987 when she decided to wear the Hijab after searching for spiritual awareness. These prejudices were also compounded by Global conflicts which broke down barriers of trust towards the Muslim community.

Her message has always been quite clear: Look beyond religion and colour, no matter what your faith, we are no different.

She has been an inspiration and given a voice to all women. She has worked tirelessly not only for women in Our City but at the local, national and international levels advising government on policy, services and strategies to create a harmonious community for future generations of Muslim and non-Muslim women.

In 2016 Maha was the NSW Seniors Week Ambassador as well as the Breast Screen NSW Ambassador. In 2015 Maha was a finalist for the Australian Human Rights Commission’s Human Rights Medal, and in 2014 she was the NSW Human Rights Ambassador for 2014-15.

Councillors, I would like to thank for her outstanding contribution and her life-time dedication to the advancement of not only Muslim women here in our city but all women across the Country. I know Maha is stepping down from the Muslim Women's Association, but I also know the woman she is and know she will still play a role in some way or another.

## **GENERAL MANAGER'S COMMENT**

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Council can accommodate a small covid safe civic reception from within Council's corporate events budget.



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## Notice of Motions & Questions With Notice - 23 March 2021

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### **ITEM 10.5                      International Women's Day**

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

“That in acknowledgment of International Women's Day, we pay tribute to the many women who live and work in our City, in particular special mention to the women who are employed here at Council, female Councillors and the many women leading our community organisations.”

### **BACKGROUND**

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Councillors Over the past couple of weeks, across the Country and indeed the world, there have been functions, luncheons and rallies all highlighting the significance of International Women's Day. Most have recognised the achievements of women whilst some have focused on the work that still needs to be done to bring parity and equality.

Sometimes in the hustle and bustle we forget about those who we work closely with like Our staff, all of you and those leaders who tirelessly work for our community.

One such leader I would like to single out and personally thank is the retiring CEO of the Muslim Women's Association, Maha Abdo. Maha, thank you for all you have done, not only for Muslim women but for all women and the entire community.

### **GENERAL MANAGER'S COMMENT**

---

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



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## Notice of Motions & Questions With Notice - 23 March 2021

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### **ITEM 10.6                      Abandoned Shopping Trolleys**

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

“That Council

1. Council again write to the Premier of NSW and Minister for Planning & Public Places and Minister for Energy and Environment seeking:
  - a. A response to our letters previously sent to the Minister for Planning & Public Places and Minister for Energy and Environment dated 28 August 2019.
  - b. A Change to the Impounding Act, 1993 to place greater responsibility on commercial retailers in preventing the abandonment of shopping trolleys on public land.
  - c. Mandating trolley management systems (such as coin operated trolleys or wheel-lock mechanisms) to all retail operators that supply trolleys by 31 December 2022.”

### **BACKGROUND**

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Despite previously writing to the Minister for Planning & Public Places and the Minister for Energy and Environment, it’s disappointing that we have received no response from either and unfortunately, abandoned shopping trolleys continue to be a problem in our community.

Dumped shopping trolleys continue to create hazards for cars and pedestrians and end up in our parks, bushlands and creeks. It is a persistent problem and I know we are not alone in this fight.

Many councils around the state have attempted or are attempting to formulate strategies to best manage the issue. However, currently these strategies are at the shopping centre/retailer’s discretion, the strategies are simply not working and more needs to be done!

### **GENERAL MANAGER’S COMMENT**

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



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## Notice of Motions & Questions With Notice - 23 March 2021

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### ITEM 10.7                      Bankstown Arts Centre

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

“That Council commence the implementation of the action identified in the Creative City Strategic Plan (explore opportunities for future development of Bankstown Arts Centre including a gallery and café) by:

1. Undertaking a more detailed assessment for a café and better utilisation of the two spaces directly adjacent to the main entrance foyer.
2. Preparing a concept design based on the above preferred option to inform future grant funding opportunities.”

### BACKGROUND

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The Bankstown Arts Centre (BAC) celebrated its tenth anniversary on 17 February 2021. For those that were unable to attend the ten-year celebration it was amazing to see how far it has come since those early days. In the ten years since its opening, the Arts Centre has become a Centre of Excellence on a number of fronts – a true cultural and community hub for the Canterbury Bankstown region hosting countless exhibitions, performances and art classes. It is a welcoming, inclusive and dynamic arts destination. It is now an important regional facility where artists and community groups collaborate to explore ideas and learn, create and experience contemporary community-based arts. The Arts Centre is also a home for a range of professional and amateur arts organisations - Urban Theatre Projects, Outloud, Bankstown Art Society, and Bankstown Theatrical Society.

The BAC site was previously an Olympic pool. It was redeveloped as an upgraded multipurpose facility and it includes a theatrette, an outside amphitheater, rehearsal rooms, exhibition areas, art studios, a wet studio, offices, workshop facilities, administration and storage facilities making the Bankstown Arts Centre one of a kind.

The building of the new \$6 million Arts Centre facility in 2011 was jointly funded by the Federal and NSW Governments and the real impetus at that time was Arts NSW acknowledging the exemplary work of our local cultural organisations such as BYDS (now Outloud) and UTP - Organisations such as these provide the lifeblood of arts practice including training and mentoring young artists including but not limited to the Bankstown Poetry Slam.

Our Council sees the key role of Local Government as provider of cultural infrastructure reflected in our support for the Arts centre and our libraries. We have also mapped a number of key arts and culture projects for the next ten years in our Creative City Strategic Plan which was adopted last year.

Specifically, the Centre has been developing best practice in inter-cultural and inter-generational programs, now acknowledged through a number of awards and mainstream media. In 2019 the Centre won the FBI award for best contemporary arts programming for the Boundless Festival of Diverse Writers in partnership with Writing NSW. All going well this Festival will happen again this October. The strength of the Centre is the communities, artists and partner organisations it works with. These include ongoing work with our local Aboriginal artists and community members, as well as an Indigenous artist exchange with our sister city Broken Hill; disability organisations and community groups

The Arts Centre Precinct is fast becoming a strong focal point for community life and activity and makes a significant contribution to the City's liveability. We are currently looking at the development of a masterplan for Griffith Park, adjacent to the Centre and raising the profile of this area as a cultural precinct. Through this project the Arts Centre will continue not only to take an active role in delivering quality community programs that meets the needs of our diverse and growing population, but to also strengthen the image and amenity of Canterbury Bankstown

The global COVID-19 pandemic has placed the arts sector in a fragile place in financial terms. The Bankstown Arts Centre stepped up to the challenge and through 2020 developed a range of online options during this period including virtual galleries and art workshops. This was also a way to build new audiences and create opportunities to reconnect physically as this became more possible.

The most successful was the inaugural Bankstown Biennale which engaged 20 artists to create works that were installed at the Arts Centre and the Incubate Artist studios. This exhibition which looked at the opportunities for transformative change when faced with crises - ran from Oct 10 – Nov 21 with 350 people visiting in person. The **Biennale Symposium : *Beyond the Anthropocene*** artists talk with Bruce Pascoe and Costa Georgiadis now has had over 3500 watching this Forum online.

The exhibition itself had an online presence with a 360 degree walk through, additional artist video interviews and audio description of artworks for visually impaired, making it much more accessible and inclusive as an online experience.

Council acknowledges that the Arts must be recognized as an essential service and in fact provide key tools of creativity and resilience in the current pandemic context and beyond. Artists and creative practitioners generate ideas, hope and new ways of problem solving. The number of digital engagements that happened in lockdown clearly demonstrated the role of the arts - music, film, books and performance.

As noted above, I am proud that Council adopted its first Creative City Strategic Plan in 2019 which identified the importance of the arts and culture to our community. In particular a clear action in the Plan was to *"Review explore opportunities for future development of Bankstown Arts Centre including a gallery and café."*

I fully support this action and believe that the Bankstown Arts Centre is better able to attract visitors from communities across the metropolitan area and beyond if it can offer patrons on site refreshments and a modern exhibition facility with the ability to purchase small local art for gifts and mementos. Similar services are provided at arts centres at Liverpool, Penrith and Campbelltown and it is important that Bankstown provides a comparable attraction.

As a result, I am proposing that Council progress to the next step which involves a more detailed investigation of the operating model and feasibility assessment for the café. Based on this information Council prepare concept design for possible better utilisation of the two spaces directly adjacent to the main entrance foyer. This will assist in future grant applications to see this important project come to life.

With BAC arts patrons, the world-renowned actor Bryan Brown and Gold Logie winning environmentalist and presenter Costa Georgiadis, the City is well placed to increase its standing and reputation locally and nationally, drawing on its social diversity and barrier breaking artistic content. An expanded facility will greatly assist us on this journey.

## **GENERAL MANAGER'S COMMENT**

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Investigation of the café is consistent with the action identified in the Creative City Strategic Plan adopted by Council. Completion of the Feasibility assessment and concept design can be incorporated into the 21/22 Operational Plan with the outcomes reported back to Council for consideration.





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## Notice of Motions & Questions With Notice - 23 March 2021

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### ITEM 10.8

### Council Clean-ups

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

“That Council reintroduce a clean-up identification system to clearly identify booked clean ups which would both promote this free community service to residents and also help Council clearly identify illegal dumpers.”

### BACKGROUND

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While it is understood that the vast majority of community members do the right thing and book their clean up's and care for their neighbourhoods, some others are either not aware of the correct procedures or have a total disregard for doing the right thing.

I believe we can do more to ensure more people are aware of our community standards and assist our compliance staff and the RID Squad to identify and prosecute those that do the wrong thing.

### GENERAL MANAGER'S COMMENT

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



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## Notice of Motions & Questions With Notice - 23 March 2021

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### ITEM 10.9                      Health Concerns About Vaping

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

“That Council

1. Writes to the NSW Health Minister urging them to expedite the completion of Government campaigns against “vaping”;
2. That Government campaigns include education and awareness programs specifically targeting school-aged children, not only in our area, but part of a state-wide response to this growing health concern;
3. Once the campaigns have been completed, Council should utilise its social media platforms to promote this material to our community.”

### BACKGROUND

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Councillors, in asking you to support my motion tonight, I will start by giving you one fact that should ring alarm bells with all of you.

A recent comprehensive Australia-wide review found that “vaping” increases the chances of regular smoking threefold.

We must take proactive steps in ensuring our young and vulnerable children are safeguarded from this harmful and increasing trend. As I move over around our City, more and more people have approached me with their concerns.

Recently several local services and organisations involved in Councils Social Planning Workshops also raised concerns relating to the use and sale of Vapes to school children. These service groups and organisations included schools, local police, youth services, and members of Community Drug Action Teams (CDAT).

They are not alone and in fact their concerns are backed up by a recent decision by the Therapeutic Goods Association, I might add an independent body, which determined nicotine containing Vaping products should only be allowed on a streamlined prescription basis.

E-cigarettes are battery-powered smoking devices. They have cartridges filled with a liquid that may or may not contain nicotine, flavourings, and chemicals. The liquid is heated into a vapor, which the person inhales. That's why using e-cigarettes is called "Vaping."

There is insufficient research to determine how Vaping affects the body over time, but health experts are now reporting serious lung damage in people who Vape including some deaths.

Whilst e-cigarettes are legal in Australia it is currently illegal to buy or sell nicotine-containing e-liquid. However, as a work around some people who Vape have been importing the nicotine-containing e-liquid from overseas for use here in Australia.

In health terms I am hearing some manufacturers of Vape products claim that Vaping is a completely safe alternative to smoking. However, early research into the safety of Vaping suggests that this is not the case. In fact, it appears that Vaping, even without nicotine, can have harmful effects on the body.

## **GENERAL MANAGER'S COMMENT**

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

## **11        CONFIDENTIAL SESSION**

11.1 T54-20- Provision of Electrical Services

11.2 T31-21 Online Bulky Waste Clean Up Tender

# **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 T54-20- Provision of Electrical 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 T31-21 Online Bulky Waste Clean Up Tender**

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