

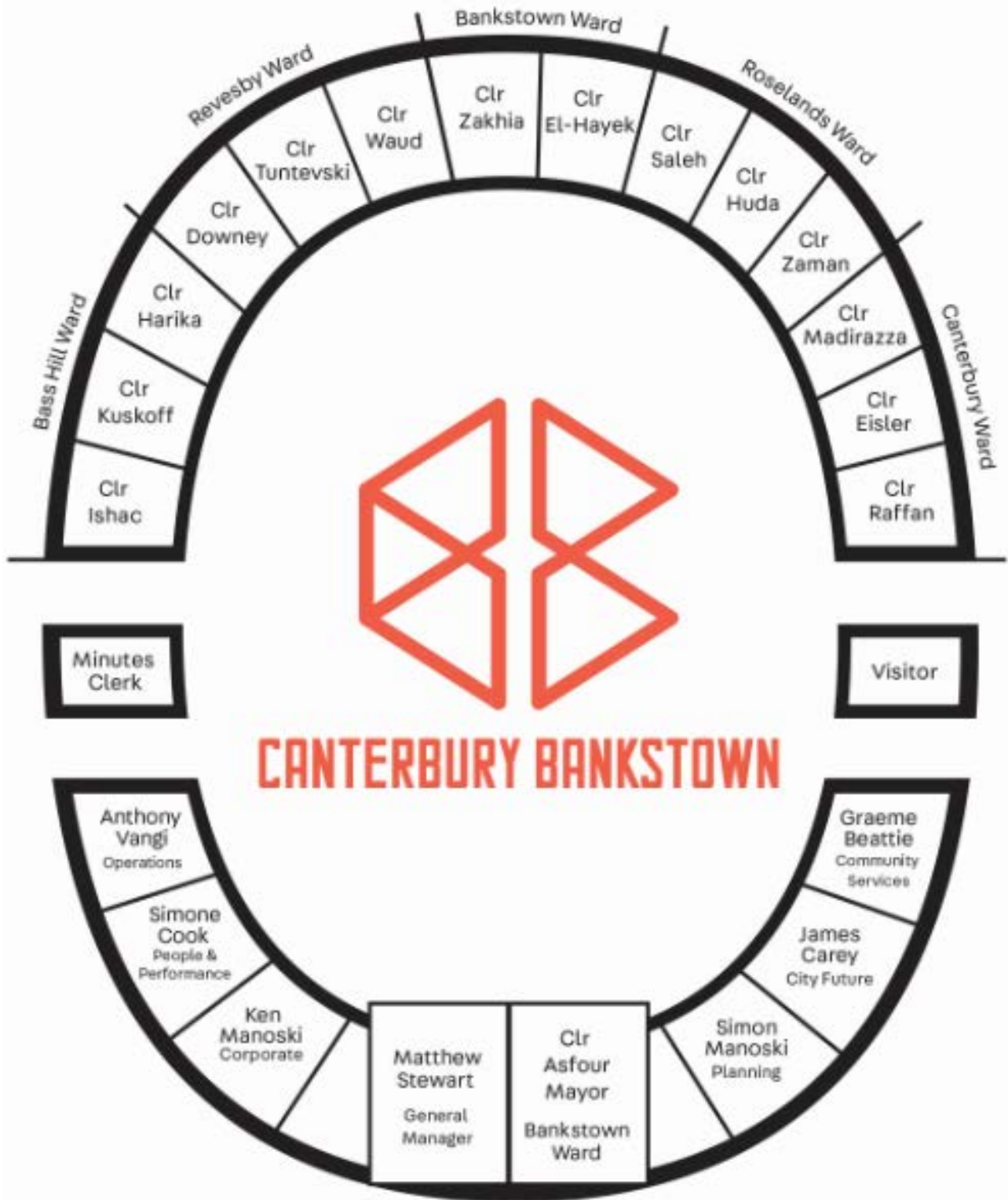


AGENDA FOR THE ORDINARY MEETING

24 April 2018



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1 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The following minutes are submitted for confirmation -

1.1 Minutes of the Ordinary Meeting of Council of 27 March 20187

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 27 MARCH 2018**

PRESENT: His Worship the Mayor Councillor Asfour,
Councillors Downey, Eisler, El-Hayek, Harika, Huda, Ishac, Kuskoff, Madirazza,
Raffan, Tuntevski, Waud, Zakhia, Zaman

APOLOGIES Clr Saleh

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

REF: CONFIRMATION OF MINUTES

(134) CLR. EL-HAYEK:/CLR. RAFFAN

RESOLVED that the minutes of the Ordinary Council Meeting held on 27 February 2018 be adopted.

- CARRIED

SECTION 2: LEAVE OF ABSENCE

(135) CLR. HUDA:/CLR. EL-HAYEK

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

- CARRIED

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

Nil

SECTION 4: MAYORAL MINUTES

ITEM 4.1 MAYORAL CHARITY DINNER

(136) CLR. ASFOUR

RESOLVED that funds raised from the 2018 Mayoral Charity Dinner which will be held on 17 August 2018 will be donated to the Steve Waugh Foundation.

- CARRIED

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
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ITEM 4.2 COMMUNITY EVENT - BRING YOUR BILLS

(137) CLR. ASFOUR

RESOLVED that Council support the request from Metro Assist and donate \$2,000 to assist with the venue hire costs of holding the community event 'Bring Your Bills' at the Orion Centre, Campsie to be held on 1 August 2018 and the funds be made available from Council's Community Grants and Event Sponsorship budget.

- CARRIED

ITEM 4.3 HORIZON THEATRE COMPANY

(138) CLR. ASFOUR

RESOLVED that Council support the request from the Horizon Theatre Company and donate \$3,000 to assist with costs in representing Australia at this year's World Puppet Carnival in Russia and the funds be made available from Council's Community Grants and Event Sponsorship budget.

- CARRIED

ITEM 4.4 MAKE IT HOME

(139) CLR. ASFOUR

RESOLVED that Council support the request from Fusion Australia and donate \$2,000 to assist with reopening their former site at 40 South Parade, Campsie and the funds be made available from Council's Community Grants and Event Sponsorship budget.

- CARRIED

ITEM 4.5 BEAUTIFUL MINDS

(140) CLR. ASFOUR

RESOLVED that Council support the request from Beautiful Minds and donate \$2,000 to assist with the cost of equipment to improve its rehabilitation environment and the funds be made available from Council's Community Grants and Event Sponsorship budget.

- CARRIED

NEW CITY OF CANTERBURY BANKSTOWN

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ON 27 MARCH 2018**

**ITEM 4.6
(141) CASS PUBLICATION
CLR. ASFOUR**

RESOLVED that Council support the request from Chinese Australian Services Society and place a half page message in their book about Chinese migrants at a cost of \$350 and these funds be made available from Council's Community Grants and Event Sponsorship budget.

- CARRIED

SECTION 5: PLANNING MATTERS

**ITEM 5.1
(142) 680-682 CANTERBURY ROAD, BELMORE DRAFT VOLUNTARY PLANNING
AGREEMENT
CLR. EISLER:/CLR. MADIRAZZA**

RESOLVED that

1. The exhibited draft Voluntary Planning Agreement for 680-682 Canterbury Road, Belmore be endorsed and the necessary steps taken to execute the relevant document.
2. The General Manager be given delegation to make minor mapping and wording changes to the document, so long as these do not alter its intent or substance.

- CARRIED

For:- Ctrs Asfour, Downey, Eisler, El-Hayek, Harika, Huda, Ishac, Kuskoff, Madirazza, Raffan, Tuntevski, Waud, Zakhia and Zaman

Against:- Nil

SECTION 6: POLICY MATTERS

**ITEM 6.1
(143) ASBESTOS POLICY
CLR. ISHAC:/CLR. TUNTEVSKI**

RESOLVED that

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
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1. In principle Council adopts the Asbestos Policy as outlined in this report.
2. The Asbestos Policy be placed on public exhibition and a further report be submitted to council at the conclusion of the public exhibition period to consider any submissions received.

- CARRIED

SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS

ITEM 7.1 STRONGER COMMUNITIES FUND- QUARTERLY IMPLEMENTATION REPORT AND CONFIRMATION OF STAGE 2 MAJOR PROJECTS

(144) CLR. EL-HAYEK:/CLR. DOWNEY

RESOLVED that

1. Council note the progress report of the implementation of the Stronger Communities Fund.
2. Council note the progress of the Stronger Communities Fund – Major Projects Program Stage 2 and endorse the shortlisted Major Projects to be included in the 2018/19 Operational Plan.

- CARRIED

ITEM 7.2 BANKSTOWN CBD PROPERTY RENEWAL STRATEGY

(145) CLR. DOWNEY:/CLR. EL-HAYEK

RESOLVED that

1. Council re-affirm the Bankstown CBD Property Renewal Strategy.
2. Council endorse the proposed actions and/or next steps in delivering on the strategy, as outlined in the report.
3. Relevant funding requirements be considered and made available in the 2018/19 Budget and/or appropriate quarterly budget review process.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
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4. Further reports be provided to Council for its consideration, as required. The reports to ensure that any implications of the NSW State Government's Metro Strategy are taken into account.

- CARRIED

CLR KUSKOFF REQUESTED THAT HIS NAME BE RECORDED AS HAVING VOTED AGAINST THIS ITEM.

ITEM 7.3 CANTERBURY BANKSTOWN LOCAL PLANNING PANEL

MOTION CLR. DOWNEY:/CLR. ZAKHIA

That

1. Council note the report and Local Planning Panel Directions.
2. Remuneration for community representatives on the Canterbury Bankstown Local Planning Panel be established at \$1500 per meeting attended.
3. Council widely promote the changes to the process now mandated by the NSW Government, including as part of all applications and submissions; Council's website and in Council's column in the local papers.

AMENDMENT CLR EISLER:

That

1. Council note the report and Local Planning Panel Directions.
2. Remuneration for community representatives on the Canterbury Bankstown Local Planning Panel be established at \$750 per meeting attended.
3. Council widely promote the changes to the process now mandated by the NSW Government, including as part of all applications and submissions; Council's website and in Council's column in the local papers.

CLR EISLER'S AMENDMENT LAPSED DUE TO LACK OF A SECONDER.

(146) CLR. DOWNEY:/CLR. ZAKHIA

RESOLVED that

1. Council note the report and Local Planning Panel Directions.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
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2. Remuneration for community representatives on the Canterbury Bankstown Local Planning Panel be established at \$1500 per meeting attended.
3. Council widely promote the changes to the process now mandated by the NSW Government, including as part of all applications and submissions; Council's website and in Council's column in the local papers.

- CARRIED

CLRS EISLER AND KUSKOFF REQUESTED THAT THEIR NAMES BE RECORDED AS HAVING VOTED AGAINST THIS ITEM.

**ITEM 7.4
(147) CANTERBURY ROAD BRIDGE UNDERPASS
CLR. EISLER:/CLR. DOWNEY**

RESOLVED that

1. Council endorses the proposal to enter into a licence agreement for the subject land.
2. In consultation with Council's lawyers, the General Manager be authorised to prepare relevant documentation to address the matter.
3. The Mayor and General Manager be authorised to sign all documentation, and affix the common seal of Council, as required.
4. Further reports be provided to Council on the matter, as required.

- CARRIED

**ITEM 7.5
(148) PROPOSED LICENCE AGREEMENT WITH ACTIVE KIDS PRE-SCHOOL CENTRE OF EXCELLENCE
CLR. DOWNEY:/CLR. EL-HAYEK**

RESOLVED that

1. In principle Council agrees to enter into a five year Licence agreement with Active Kids Pre-School of Excellence with an annual rent of \$50K and a requirement by Active Kids Centre of Excellence to complete proposed capital improvements within two years of the commencement of the Agreement.

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2. The proposal be placed on public exhibition in accordance with Section 47A (2) (a) of the Local Government Act 1993 and a further report be submitted to council at the conclusion of the public exhibition period to consider any submissions received.

- CARRIED

**ITEM 7.6
(149) ROTARY COMMUNITY CENTRE
CLR. DOWNEY:/CLR. WAUD**

RESOLVED that

1. Council provide financial support of \$2000 to the Rotary Community Centre to assist with the payment of land rates for 34 North Parade, Campsie.
2. The financial support of \$2000 to the Rotary Community Centre be added to Council's Community Grants and Event Sponsorship on-going annual subsidy list.

- CARRIED

**ITEM 7.7
(150) DISCLOSURE OF INTEREST RETURNS
CLR. WAUD:/CLR. ZAKHIA**

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

- CARRIED

**ITEM 7.8
(151) CASH AND INVESTMENT REPORT AS AT 28 FEBRUARY 2018
CLR. DOWNEY:/CLR. HARIKA**

RESOLVED that

1. The Cash and Investment Report as at 28 February 2018 be received and noted.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
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2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

- CARRIED

SECTION 8: SERVICE AND OPERATIONAL MATTERS

**ITEM 8.1 DRAFT WHITE AUSTRALIAN IBIS MANAGEMENT PLAN
(152) CLR. DOWNEY:/CLR. ISHAC**

RESOLVED that

1. The draft Australian White Ibis Management Plan be placed on public exhibition for community comment.
2. A further report on the findings of the consultation be submitted to Council following the exhibition period.

- CARRIED

SECTION 9: COMMITTEE REPORTS

**ITEM 9.1 MINUTES OF THE CANTERBURY BANKSTOWN TRAFFIC COMMITTEE MEETING
(153) HELD ON 13 MARCH 2018
CLR. KUSKOFF:/CLR. HARIKA**

RESOLVED that the recommendations contained in the minutes of the Canterbury Bankstown Traffic Committee meeting held on 13 March 2018 be adopted.

- CARRIED

**ITEM 9.2 AUDIT, RISK AND IMPROVEMENT COMMITTEE
(154) CLR. WAUD:/CLR. ZAKHIA**

RESOLVED that

1. The contents of this report be noted.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
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2. Council adopts the Audit, Risk and Improvement Charter.
3. Council adopts the Internal Audit Charter.
4. Council adopts the minutes of the Audit, Risk and Improvement Committee held 30 August 2017.
5. Council adopts the minutes of the Audit, Risk and Improvement Committee held on 14 March 2018.

- CARRIED

SECTION 10: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

ITEM 10.1 QUESTIONS WITH NOTICE

(155) CLR. DOWNEY:/CLR. RAFFAN

RESOLVED that the information be noted.

- CARRIED

ITEM 10.2 ILLEGAL DUMPING FINES

(156) CLR. TUNTEVSKI:/CLR. DOWNEY

RESOLVED that Council writes to the NSW Government, calling for a review of the existing state-wide fines and penalties that can be imposed on individuals and organisations, relating to illegal dumping. Further, it demands they be significantly increased in order to deter people from polluting the environment, and placing the health and safety of our residents at risk.

- CARRIED

NEW CITY OF CANTERBURY BANKSTOWN

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ON 27 MARCH 2018**

**ITEM 10.3
(157) DONATING TO LOCAL CHARITIES
CLR. TUNTEVSKI:/CLR. EL-HAYEK**

RESOLVED that the General Manager prepare a report to Council, on ways it can help coordinate the donation of money by residents, which ensure local charity groups receive a direct benefit. This should include a list of known local charities and mechanisms which Council may consider.

- CARRIED

**ITEM 10.4
(158) AUDIT OF YOUTH FACILITIES
CLR. EL-HAYEK:/CLR. HARIKA**

RESOLVED that Council undertake an audit of all youth facilities and targeted support across the City of Canterbury Bankstown including those run by community organisations, Council and other groups and that an assessment be undertaken of where the greatest future needs are.

- CARRIED

**ITEM 10.5
MOTION RIVERLANDS GOLF COURSE
CLR. EISLER:/CLR. TUNTEVSKI**

That Council:

1. Acknowledges the desperate need for protecting and increasing the amount of green open space and tree canopy cover in our City.
2. Notes with concern a development application to remove hundreds of mature trees and build over hectares of green open space on the former Riverlands Golf Course.
3. Notes the community rally on Saturday 10 March 2018 when well over a hundred local residents attended the site and called for the state government to buy back this land and keep it in public hands.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
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4. That Council write to Federal Liberal Member for Banks and the State Liberal Member for East Hills advising them of this motion and calling on them to support the community's call for the NSW Liberal Government to buy back the land from the developer.

AMENDMENT

CLR. DOWNEY:/CLR. RAFFAN

That Council:

1. Acknowledges the desperate need for protecting and increasing the amount of green open space and tree canopy cover in our City.
2. Notes with concern a development application to remove hundreds of mature trees and build over hectares of green open space on the former Riverlands Golf Course.
3. Notes that for over 30 years local residents and Bankstown City Council have been working to protect this remnant piece of bush land and a recent community rally on Saturday 10th March on the site attracted well over a hundred local residents who called for the state government to buy back this land and keep it in public hands.
4. Writes to both the Member for Banks and the Member for East Hills calling on them to insist that the Berejiklian Government's decision on 10th October 2016, which altered the proposed zoning of the land from E3 (which provides environmental protections) to R2 low density housing be rescinded.

CLR EISLER AND CLR TUNTEVSKI AGREED TO THE AMENDMENT BECOMING THE MOTION.

AMENDMENT

CLR. ISHAC:/CLR WAUD

That the matter be deferred for a Councillor Briefing.

Clr Ishac tabled the following documents

- Extract from Bankstown Local Environmental Plan 2015 Clause 6.11 Development on Riverlands Golf Course Site.
- Extract from Bankstown City Council Open Space Strategic Plan 2022 – 4.2 Local Area Snapshot – South West.

THE AMENDMENT ON BEING PUT TO THE MEETING WAS DECLARED LOST.

THE MOTION WAS THEN PUT.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 27 MARCH 2018**

(159)

CLR. EISLER:/CLR. TUNTEVSKI

RESOLVED That Council

1. Acknowledges the desperate need for protecting and increasing the amount of green open space and tree canopy cover in our City.
2. Notes with concern a development application to remove hundreds of mature trees and build over hectares of green open space on the former Riverlands Golf Course.
3. Notes that for over 30 years local residents and Bankstown City Council have been working to protect this remnant piece of bush land and a recent community rally on Saturday 10th March on the site attracted well over a hundred local residents who called for the state government to buy back this land and keep it in public hands.
4. Writes to both the Member for Banks and the Member for East Hills calling on them to insist that the Berejiklian Government's decision on 10th October 2016, which altered the proposed zoning of the land from E3 (which provides environmental protections) to R2 low density housing be rescinded.

- CARRIED

CLR KUSKOFF TEMPORARILY RETIRED FROM THE MEETING AT 7.27 PM AND RETURNED THE MEETING AT 7.28 PM.

ITEM 10.6

LOCAL COMMUNITY PARKS AND RESERVES

MOTION

CLR. WAUD:/CLR. ISHAC

That Council supports the prompt finalisation of the draft "Canterbury Bankstown Playgrounds and Play Spaces Strategic Plan" to better inform the future provision, development and management of childrens playgrounds and play spaces throughout the CB LGA over the next 10 years. In particular, the important consideration of providing shade cloth over childrens playground equipment within the LGA where deemed appropriate be considered.

AMENDMENT

CLR EISLER

That Council supports the prompt finalisation of the draft "Canterbury Bankstown Playgrounds and Play Spaces Strategic Plan" to better inform the future provision, development and management of childrens playgrounds and play spaces throughout the CB LGA over the next 10 years. In particular, the important consideration of providing shade cloth and tree shade cover over childrens playground equipment within the LGA where deemed appropriate be considered.

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
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ON 27 MARCH 2018**

**CLRS WAUD AND ISHAC AGREED TO THE AMENDMENT BECOMING THE MOTION.
THE MOTION WAS THEN PUT.**

(160)

CLR. WAUD:/CLR. ISHAC

RESOLVED that Council supports the prompt finalisation of the draft “Canterbury Bankstown Playgrounds and Play Spaces Strategic Plan” to better inform the future provision, development and management of childrens playgrounds and play spaces throughout the CB LGA over the next 10 years. In particular, the important consideration of providing shade cloth and tree shade cover over childrens playground equipment within the LGA where deemed appropriate be considered.

- CARRIED

SECTION 11: QUESTIONS FOR NEXT MEETING

REF: ILLEGAL DUMPING

Clr Kuskoff requested that illegal dumping be investigated in Beresford Avenue, Bankstown and that consideration be given to the reinstallation of CCTV surveillance cameras at this location.

REF: RODD STREET, SEFTON

Clr Kuskoff requested that Council’s compliance staff inspect the shipping container located on the footpath opposite the Men’s Shed in Rodd Street, Birrong.

REF: 2023 FIFA WOMEN'S WORLD CUP

Clr Kuskoff requested Council make enquiries regarding supporting Football Federation Australia (FFA) either by hosting teams and/or the provision of sporting fields in the Canterbury Bankstown LGA.

REF: COMMUNITY FACILITIES LEASING AND LICENCING POLICY

Clr Harika asked when the revised Community Facilities Leasing and Licencing Policy will be finalised.

REF: RECYCLING AT SPORTING FIELDS

Clr Harika requested Council investigate the provisions of Recycling Bins at Council’s sporting fields.

NEW CITY OF CANTERBURY BANKSTOWN

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REF: RENAMING OF SALT PAN CREEK WALKWAY TO PAT ROGAN WALKWAY

Clr Downey requested advice regarding the community consultation outcome regarding renaming of Salt Pan Creek Walkway to Pat Rogan Walkway.

The General Manager advised a report on the matter will be submitted to the Ordinary Meeting of Council in April 2018.

REF: TRAFFIC MATTER

Clr Tuntevski requested that Council investigate improving safety at the intersection of Ellesmere Street and Gowlland Parade, Panania.

REF: ILLEGAL DUMPING

Clr Waud requested advice if Council is able to increase the monetary amount of fines issued in relation to illegal dumping.

REF: SISTER CITY RELATIONSHIPS

Clr Madirazza requested Council investigate a Sister City relationship with a similar sized Council, such as the City of Casey in Melbourne.

REF: ILLEGAL DUMPING SIGNAGE

Clr Raffan requested:

1. A report on the reduction of illegal dumping in South Parade and North Parade, Campsie after the installation of solar power signage relating to reporting of illegal dumping, and
2. Consideration be given to the installation of further signage across the LGA.

SECTION 12: CONFIDENTIAL SESSION

(161) CLR. EL-HAYEK:/CLR. WAUD

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 Item12.1 in confidential session for the reasons indicated:

NEW CITY OF CANTERBURY BANKSTOWN

**MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 27 MARCH 2018**

Item 12.1 SSROC T2017-09 - Mattress Collection and Processing 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.

- CARRIED

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 7.41 PM AND
REVERTED BACK TO OPEN COUNCIL AT 7.45 PM.**

**ITEM 12.1
(162)**

SSROC T2017-09 - MATTRESS COLLECTION AND PROCESSING SERVICES

CLR. EL-HAYEK:/CLR. DOWNEY

RESOLVED that

1. Council receives and notes SSROC's Tender Recommendation Report for the Provision of Mattress Collection and Processing Services (the 'Service').
2. Council declines to accept any of the tenders received in accordance with clause 178 (1)(b) of the Local Government Regulation 2005.
3. In accordance with clause 178 (3) (e) of the Local Government (General) Regulation 2005 Council declines to invite fresh tenders due to the lack of suitable service providers and authorises SSROC to enter into negotiations with Community Resources Limited (trading as Soft Landing) to negotiate terms and conditions relating to the Service.
4. SSROC inform Council of the outcome of the negotiations process with a further recommendation on how to proceed in the matter.
5. The General Manager be authorised to enter into a contract and sign all documentation should the result of negotiations prove favourable to Council after comparing the proposal against the existing contract which contains two further extension options.

- CARRIED

THE MEETING CLOSED AT 7.46 PM.

Minutes confirmed 24 APRIL 2018

.....
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	Creating a Smart City for the Future	29
4.2	Recreation Sports and Aquatics Club Charity Sports Lunch	31
4.3	Biaggio Signorali Foundation Gala	33
4.4	Bengali New Year Festival	35
4.5	Iftar Mayoral Reception	37
4.6	International Vesak Day Celebration	39
4.7	Big Dance 2018	41
4.8	Maronites on Mission Annual Charity Dinner	43
4.9	The Missing Middle – A Train Wreck of a Policy Totally Missing the Point	43A

ITEM 4.1 **Creating a Smart City for the Future**

Sydney is growing fast. This unprecedented level of growth brings many challenges including increased congestion, the need for more infrastructure and greater energy demand. To address these challenges which are flowing on to our City we need to come up with smarter ways to tackle these difficult issues.

There is no single solution but in most cases technology and better use of data can provide measurable benefits for cities – reducing the cost of and greenhouse gas emissions from street and public lighting for example – and a more informed and empowered community – service notifications, or on-street car parking information in real-time for instance.

Through the Cities Leadership Institute Exchange we have had the opportunity to explore what some of the leading cities around the world are doing to address these challenges and enhance the lives of their community through technology and innovation. Cities such as Austin, Los Angeles, San Diego, Palo Alto and San José are embracing the concept of the ‘Smart City’ and looking to apply new technologies to improve sustainability, liveability and quality of life for their community.

So what’s the secret of their success? There are 4 core ingredients that I have determined from this that we must undertake:

Leadership – an innovation led revolution is guided by strong political leadership. It is this reason I feel that it is my obligation, and our role as Councillors, to also lead this City through its own Smart City journey.

A vision – a shared clear vision on how innovation and technology will underpin the City’s future is required. As a result I am proposing that Canterbury Bankstown develop its own Smart City Road Map which will focus on addressing real issues that impact on our community.

Partnerships – it is important to recognise that Local Government can’t, and don’t need to, do everything to create a Smart City. Our role is to bring people, community groups, organisations and institutions together and to empower them to collaborate and make change themselves. Key to this is a strong partnership with tertiary Institutions. As a result, I am proposing that Council develop a formal Memorandum of Understanding with the Western Sydney University to work together on a Smart Canterbury Bankstown.

Resources – leading Cities have introduced the necessary resources, responsibilities and accountability within the organisation to drive the Smart City agenda. As a result I am requesting the General Manager identify and implement the necessary funding and resources to deliver on this vision. I would expect that the financial impact will accordingly be reflected in Council’s 2018-2019 Operational Plan throughout the exhibition period.

This is not a technological revolution with no purpose. At the heart of a Smart City is our community, the residents, workers, visitors that make this City what it is. For this to be effective we need to utilise the most effective ways to communicate with our residents which is more and more through technology. To ensure our communications with residents keeps pace with this change I am proposing that Council contacts every resident to obtain their preferred digital communication method, for example email or mobile text. This way we can be more targeted and responsive.

I am looking forward to Canterbury Bankstown becoming a leading Smart City where technology and data are used to make our lives better for the future and move that these matters be endorsed.

Mayoral Minutes - 24 April 2018

ITEM 4.2 Recreation Sports and Aquatics Club Charity Sports Lunch

The Recreation, Sports and Aquatics Club (RSAC) is a local community-based organisation that provides sport, recreation, social activities and opportunities for people with disability.

The RSAC's mission is to be a leading edge provider of services promoting quality of life and inclusion to people with disabilities, their carers and families. Currently they support over 500 people ranging from 4 to 70 years of age with cognitive and/or physical disabilities.

The RSAC are undertaking a fundraising campaign to raise funds for their ongoing services and their major member's event, the 31st RSAC Annual Presentation, is to be held later in the year.

Their major fundraiser is the RSAC Charity Sports Lunch being held on Friday 4 May 2018 at Bankstown Sports Bowls. RSAC has requested Council support of this event and I would be pleased for Council to continue its previous support of the RSAC by purchasing a table at a cost of \$600. The table will be available for interested Councillors to attend. Funds are to be made available from the 2017/18 Community Grants and Events Sponsorship budget.

I also take this opportunity to thank the RSAC for its great work in the Canterbury-Bankstown community and its support of our local residents with disability.

Mayoral Minutes - 24 April 2018

ITEM 4.3 Biaggio Signorali Foundation Gala

The Biaggio Signorelli Foundation will be holding its 10th Anniversary Autumn Gala Dinner on Wednesday 30 May 2018 at Doltone House. Held annually, the event has raised both funds and awareness for the prevention and research into the treatment of Mesothelioma (Asbestos Cancer).

Unlike previous years, this year the Foundation, established following the passing of Mr Biaggio Signorelli, the founder of the Doltone House Group, from Mesothelioma, will be establishing a new grant scheme for NSW Local Government. This new grant scheme, the Foundation expects, will fully fund an asbestos awareness and exposure campaign which will include the Canterbury-Bankstown LGA, designed to benefit our residents and local businesses.

Mesothelioma is an aggressive and terrible disease which impacts hundreds of Australians every year, including residents of Canterbury-Bankstown; the widespread and common historical use of asbestos, the only known cause of Mesothelioma, continues to see it as a present issue across our community, especially for home-owners and small businesses in the construction industry.

In consideration of the direct benefit to the community, I recommend the Council donates \$5,000, which includes attendance at the gala dinner, and that the funds be made available from the Community Grants and Event Sponsorship Program budget.

On behalf of the Council, I extend my sincerest appreciation to the Biaggio Signorelli Foundation and my congratulations on their 10 years of work on this critical health issue.

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ITEM 4.4 Bengali New Year Festival

On Saturday, 14 April 2018, the Bengali New Year Festival was held in Lakemba. This event marks an important celebration in the Bengali community and assists in strengthening community ties.

Bangla Hub Inc, the organisation that ran the event, is an incorporate body that provides educational resources to the Bengali and wider community, including consultancy and support services for the City's libraries through their Australian Bengali Library and Information service; their mission is to bridge the Bangladeshi-Australian community with the wider community through literature and cultural exchange.

In holding the Bengali New Year Festival, Bangla Hub Inc have written to the Council requesting that the waste and special event fees be waived; the total amount they are requesting is \$3,248. I consider this request worthy of the Council's support and recommend that requested financial assistance of \$3,248 be provided and that these funds be made available from the Community Grants and Event Sponsorship budget.

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ITEM 4.5 Iftar Mayoral Reception

Ramadan is an important religious observance in the Muslim calendar, celebrated for millenia, but more generally for our Community it represents an opportunity to strengthen the cultural ties and fabric that bring us together. Iftar, the breaking of the fast, allows our Community to demonstrate inclusivity and respectful relationships across all religions and cultures and it has been the usual practice to host a Mayoral Iftar Dinner for the Canterbury Bankstown community.

With our religious and other community leaders in attendance, this Iftar, being the first in this, the first term of the Council, 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 Tuesday, 29 May 2018 at the Croatian Club, and request that the required cost to fund the dinner be reflected in the next quarterly budget review process.

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ITEM 4.6 International Vesak Day Celebration

This year, the Buddhist Federation of Australia will be holding the Australian Observance of the 2018 UN Vesak Day on Saturday, 5 May 2018 in Paul Keating Park, Bankstown and have requested the support of the City in conducting this national event.

Recognised by the United Nations General Assembly in 1999, Vesak is the International Day of Observance to commemorate the birth, enlightenment and passing of the Sakyamuni Buddha. The key tenets of Buddha's teachings, being peace, compassion and wisdom, are ones which continue to be important to this day across our local community, country and the globe.

This free public event which does not just celebrate and inspire peace, compassion and wisdom – although that in itself would be worthy – it is an event that embraces the colourful diversity of humanity and the rich cultural tapestry that is our Community. Previous events have encouraged displays of cultural tradition and strengthened those bonds that bind us together.

It is for this reason, that I consider the Federation's request for sponsorship of \$1000 worth of support by Council and recommend that this funding be made available from the Community Grants and Events Sponsorship budget.

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ITEM 4.7 Big Dance 2018

Big Dance is an international movement and biennial event that originated in London in 2006, led by the Mayor of London with the aim of inspiring people from all walks of life to get active and lead a healthier life through dance. Since 2014, Big Dance Australia has been organised to participate in this global movement.

This year the Canterbury Bankstown community will be represented in festivities, as more than 20 locals take part in Big Dance and in celebration of International Dance Day. The organiser for this group held a final rehearsal in Anzac Park, Campsie and has requested that the “Park Hire Fee” of \$71.50 be waived, given they are a voluntary group relying on the support of the individuals involved.

The aims of Big Dance – an active and healthy lifestyle, participation in community and promotion and broadening of knowledge of culture through dance – are entirely consistent with our own aims. It is for this reason that I recommend that Council waive the Park Hire Fee of \$71.50 and that these funds be made available from the Community Grants and Events Sponsorship budget.

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ITEM 4.8

Maronites on Mission Annual Charity Dinner

The Maronites on Mission will be holding its Annual Charity Dinner on Friday, 18 May 2018 in Lidcombe. The Mission, established in 2013, has provided charity to thousands of poor, sick, homeless, abandoned and destitute people in Australia and throughout the world.

Domestically, their charitable works include food runs to the homeless, home grocery packages, a soup kitchen, social and mental wellbeing visits to aged care facilities and a Christmas appeal to assist struggling families within our community.

Their Annual Charity Dinner is the primary fundraising activity to support their operations. In consideration of the benefit that the Maronites on Mission deliver to our community, the greater Sydney community and work across the globe, I recommend that Council donates \$2,000 and that these funds be made available from the Community Grants and Event Sponsorship Program budget.

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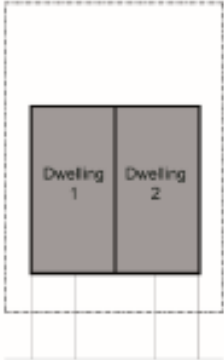

ITEM 4.9 **The Missing Middle - A Train Wreck of a Policy Totally Missing the Point**

At the same time the Federal Member for Banks has been out there scaremongering the community and spreading mistruths about Council's Local Area Plans, the Government has released a policy that will completely railroad any chance we have to protect our low density residential areas from utter devastation and overdevelopment.

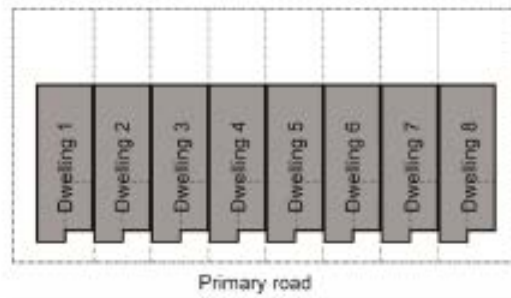
What we have seen is a slow train wreck of policies and strategies coming out of the Government which will destroy local neighbourhoods, local character, in fact all we know and love about our areas. This is not a thought bubble of the Government. The changes to the State planning policy to enable more density, with no safeguards in place, is already here and coming to a site near you.

All the talk about the importance of strategic planning, the role of district plans, how we can better plan for our local areas and the need to protect the character of our lower density areas must have fallen out of fashion. That was last month's news.

The new policy will introduce the following complying development types in our low density residential areas:

<p>Two storey dual occupancies on 12 metre wide lots. Each dwelling only needs to provide 1 parking space and 16m² of private open space. This represents one fifth of the current open space requirement under the current planning rules.</p>	
<p>Two storey manor houses, which are really residential flat buildings containing 4 units. Can build manor houses on a similar lot size as single homes. Manor houses only need to provide 1 parking space per unit.</p>	

Two storey terrace houses with no limit to how many can be built in the one development. Each dwelling can be a minimum 7.5 metres wide and only needs to provide 1 parking space and 16m² of private open space.



In the Greater Sydney Commissions' own words included in the *Greater Sydney Region Plan* only released last month:

Councils are in the best position to investigate and confirm which parts of their local government areas are suited to additional medium density opportunities. (Pg.61)

The Government has not even waited for the ink to dry before it has completely disregarded the Greater Sydney Commission and headed in the complete opposite direction. We have not been given any opportunity to investigate the impact or confirm the appropriateness of uncontrolled medium density development across the city. I welcome any pearls of wisdom from the Member for Banks on how this Policy will help his community and protect it from inappropriate overdevelopment.

Before more misinformation so eloquently rolls off the tongue of the Member for Banks, Council's preliminary analysis of the potential impact of the Government's most recent changes reveals:

- Early analysis indicates that there is the potential for over 80,000 new dwellings that are unplanned, will have no merit assessment, no oversight, no consultation and left in the hands of private certifiers. This is on top of the 50,000 new dwellings under the South District Plan.
- This could bring 240,000 new residents living in these properties with no new major infrastructure planned or funded to support this growth.
- These residents will bring additional vehicles on our local roads and in our residential neighbourhoods.

What is worse, private certifiers have been put in the position of being able to approve medium level density under the code, with no consultation, no regard to amenity, no regard to neighbouring views, no discussion with Council, indeed no accountability whatsoever.

Across the city we are scattered with medium density housing in the form of dual occupancy development, townhouses, terraces and villa development. This has been an important source of housing in our city and has been supported with the necessary oversight by Council. But, as the demand for housing has continued to accelerate in our area, we are now seeing the strain of this form of development. This will become uncontrollable with the introduction of the new code.

It is now time we pull the handbrake on this form of development and refocus on successfully managing growth in our centres and corridors that have established services and facilities and transport infrastructure to support them.

What has been produced by the Government will result in a nightmare for our city and feuds between families and unaccountable developers and certifiers. I will not stand for this and I know this Council and its community does not want to see this nightmare turn to reality.

In this regard, I move:

1. That the General Manager seek an urgent meeting with the Hon. Anthony Roberts (Minister for Planning) to also be attended by the Mayor and Director Planning to seek an exemption from the Codes SEPP amendments within the R2 zone and to request that our local planning controls prevail over the State Policy until the planning proposal at point 2 below has been gazetted.
2. To protect our community from future impacts from the Code:
 - (a) Council immediately and concurrently prepare a planning proposal to:
 - (i) Prohibit manor houses from the R2 Low Density Residential Zone.
 - (ii) Prohibit terraces/town house/villa development from the R2 Low Density Residential Zone.
 - (iii) Restrict dual occupancy development to current planning rules.
 - (b) Submit the planning proposal to the Greater Sydney Commission for Gateway approval.
 - (c) Delegate to the General Manager any administrative arrangements to progress the planning proposal including exhibition once a Gateway Determination has been received.
3. That the General Manager seek legal opinion on other options to address this issue.
4. That the NSW Government's policy changes and what it means for our City be widely communicated to all our residents.

5 PLANNING MATTERS

The following item is submitted for consideration -

- 5.1 Reporting of Development Applications Approved with a Clause 4.6 Variation
for the Period 1 January 2018 to 31 March 2018 47

Planning Matters - 24 April 2018

ITEM 5.1 **Reporting of Development Applications Approved with a Clause 4.6 Variation for the Period 1 January 2018 to 31 March 2018**

AUTHOR **Planning**

PURPOSE AND BACKGROUND

On 21 February 2018, the NSW Government's Department of Planning 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.

The attached report is the required report for the January to March 2018 quarter.

RECOMMENDATION

That the contents of this report be noted.

ATTACHMENTS [Click here for attachment](#)

- A. Clause 4.6 return for January to March 2018 quarter

POLICY IMPACT

This report has no policy implications.

FINANCIAL IMPACT

This report has no financial implications.

COMMUNITY IMPACT

This report has no implications for the broader community.

DETAILED INFORMATION

Development Applications and Clause 4.6 variations

Clause 4.6 of the Canterbury Local Environmental Plan 2012 and Bankstown Local Environmental Plan 2015 provides a degree of flexibility in applying certain development standards to particular development where considered appropriate.

Under the provisions of the Clause, development consent may be granted for development even though the development would contravene a development standard imposed by an environmental planning instrument.

However, consent cannot be issued unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
- (b) that there are sufficient environmental planning grounds to justify contravening the development standard.

The Planning System Circular PS 18-003 Variation to Development Standards 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.

In the period January to March 2018, Canterbury Bankstown City Council determined 394 development applications with a capital investment value of \$371,651,134. The median gross determination time for all development applications as at time of preparation of this report is 42 days, which represents an improvement over the previous financial year, where a median gross assessment time for development applications of 43 days was recorded.

The attached report shows that for the January to March 2018 quarter a total of 17 development applications were determined with a Clause 4.6 variation.

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	Draft 2018-21 Delivery Program and Draft 2018-19 Operational Plan, Budget and Schedule of Fees and Charges	55
7.2	Terms of Reference of the Canterbury, Campsie, Belmore and Lakemba Planned Precincts	77
7.3	Sydenham to Bankstown Corridor Special Interest Group	83
7.4	Naming of the Salt Pan Creek Walkway	87
7.5	Cash and Investment Report as at 31 March 2018	91

Governance and Administration Matters - 24 April 2018

ITEM 7.1 **Draft 2018-21 Delivery Program and Draft 2018-19 Operational Plan, Budget and Schedule of Fees and Charges**

AUTHOR **City Future**

PURPOSE AND BACKGROUND

The NSW Integrated Planning and Reporting requirements (Local Government Act 1993 S402-406) include the need for Council to develop a Delivery Program and Operational Plan. Together, they represent Council's response as an organisation to the 10 year community strategic plan for the City – *CBCity 2028*:

- The Delivery Program outlines our commitment and our contribution towards the Vision for the City to be '*Thriving, Dynamic, Real*'. It sets out the principal services Council will undertake, priorities, service commitments, transformative actions and measures for the next three years; and
- The Operational Plan provides one year detail outlining the financial resources to be allocated and the projects to be completed during the 2018-19 financial year. It includes a breakdown of Council's operating budgets and planned expenditure, as well as other financial information, and Council's Revenue Policy, Pricing Policy and Schedule of Fees and Charges.

The aim of both documents is to maintain and improve services, deliver on infrastructure needs, and provide a tangible contribution to *CBCity 2028*.

ISSUE

These plans represent the first Delivery Program and Operational Plan of the new Council, and the first plans since amalgamation to be linked to a 10-year Community Strategic Plan based comprehensive, city-wide engagement.

This report seeks Council's endorsement to exhibit the draft 2018-21 Delivery Program and the Draft 2018-19 Operational Plan, including the draft 2018-19 Budget (and accompanying financial statements), and the draft 2018-19 Schedule of Fees and Charges.

RECOMMENDATION That -

1. In accordance with the *Local Government Act 1993*, the draft Delivery Program 2018-21 (attachment B) be placed on public exhibition
2. In accordance with Section 405 of the *Local Government Act 1993*, the draft Operational Plan 2018-19, including the draft 2018-19 Budget and draft 2018-19 Schedule of Fees and Charges – Attachment A to the Report – be placed on public exhibition.

3. The proposed Rating and Annual Charges for 2018-19 as outlined in Annexures F and G (forming part of Attachment A to this report) be adopted. The proposal is based on the following.

For areas covered by the former City of Bankstown

- (i) Council's ordinary and special (CBD Infrastructure Improvement) rates for 2018-19 making provision for an ad valorem structure and an increase to Council's general income equivalent to the percentage of 2.3%, as specified by the Independent Pricing and Regulatory Tribunal (IPART).
- (ii) A Minimum Ordinary Residential Rate of \$604.40 in respect of each separate parcel of rateable land in the City categorised as Residential land.
- (iii) A Minimum Ordinary Business Rate of \$739.10 for each parcel of rateable land in the City categorised as Business.
- (iv) Annual charges from Domestic Waste collection be set at \$520.00 for all Residential properties.
- (v) The maximum mandatory pensioner rebate of \$250.00 per annum. In addition Council continue to provide a further voluntary rebate, which equates to \$40.00 per annum in accordance with Council's 'Rates and Charges Debt Recovery and Hardship Assistance Policy'.
- (vi) Annual Charges for Stormwater Management Services as follows:
 - **Residential Properties**
 - Annual Residential Charge of \$25.00 per property.
 - Annual Residential Strata Charge of \$12.50 per property.
 - **Business Properties**
 - Annual Charge of \$25.00 per property plus an additional \$25.00 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres.
 - **Mixed Development**
 - Adopt the dominant Rating category as applied to the parcel of land as determined by the Valuer General and apply to each relevant property.
 - In the event that a mixed development is 50% residential and 50% business, Council will apply a residential charge.
 - **Exemptions**

In addition to the exemptions stipulated in the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*, the following exemptions will also apply in managing the service:

- Council-owned land;
 - Bowling and Golf Clubs - where the dominant use is open space;
 - Properties zoned:
 - Open space 6(a);
 - Private Recreation 6(b); and
 - Rural
- (vii) A maximum rate of interest on overdue rates and charges as specified by the Minister for Local Government.

For areas covered by the former City of Canterbury

- (viii) Council's ordinary rates for 2018-19 making provision for an ad valorem structure and an increase to Council's general income equivalent to the percentage of 2.3%, as specified by the Independent Pricing & Regulatory Tribunal (IPART).
- (ix) A Minimum Ordinary Residential Rate of \$677.65 in respect of each separate parcel of rateable land in the City categorised as Residential land.
- (x) A Minimum Ordinary Business Rate of \$677.65 for each parcel of rateable land in the City categorised as Business.
- (xi) Annual charges from Domestic Waste collection be set at \$455.00 for all Residential and Business properties.
- (xii) The maximum mandatory pensioner rebate of \$250.00 per annum. In addition Council to provide a further voluntary rebate, which equates to \$40.00 per annum in accordance with Council's 'Rates and Charges Debt Recovery and Hardship Assistance Policy'.
- (xiii) Annual Charges for Stormwater Management Services as follows:
- **Residential Properties**
 - Annual Residential Charge of \$25.00 per property.
 - Annual Residential Strata Charge of \$12.50 per property.
 - **Business Properties**
 - Annual Charge of \$25.00 per property plus an additional \$25.00 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres.
 - **Mixed Development**
 - Adopt the dominant Rating category as applied to the parcel of land as determined by the Valuer General and apply to each relevant property.
 - In the event that a mixed development is 50% residential and 50% business, Council will apply a residential charge.

- **Exemptions**

In addition to the exemptions stipulated in the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*, the following exemptions will also apply in managing the service:

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

(vii) A maximum rate of interest on overdue rates and charges as specified by the Minister for Local Government.

4. A further report be submitted to Council at the conclusion of the exhibition period.

ATTACHMENTS

[Click here for attachments](#)

- A. Draft Operational Plan 2018-2019
- B. Draft Delivery Program 2018-2021

POLICY IMPACT

The draft Delivery Program and Operational Plan have been prepared in accordance with the Local Government Integrated Planning and Reporting Framework.

FINANCIAL IMPACT

The draft 2018-19 Operational Plan sets out Council's draft Revenue Policy, Budget and Schedule of Fees and Charges for the 2018-19 financial year.

COMMUNITY IMPACT

The draft Delivery Program 2018-21 outlines how Council will work throughout the rest of its electoral term to achieve the community goals and priorities laid out in CBCity 2028. The draft Operational Plan details the projects, activities and finances to implement in 2018-19 to ensure that the Delivery Program is on track. These pivotal integrated planning documents ensure that Council continues to focus the priorities identified by the community and that resources are properly allocated to address them.

DETAILED INFORMATION

Under the Local Government Act, councils are required to develop a hierarchy of plans known as the Integrated Planning and Reporting (IPR) Framework. This Framework requires councils to draw their various plans together and to understand how they interact.

Importantly, IPR opens the way for councils and their communities to have important conversations about funding priorities, service levels, preserving local identity, and planning in partnership with other agencies, businesses and residents for a better future.

The Delivery Program forms an important part of the IPR suite as it describes Council's response to the 10-year strategic plan for the City (CBCity 2028) and drives the Operational Plan and Budget process for the next three years.

Supporting the Delivery Program is an annual Operational Plan which details the individual projects and activities that will be undertaken each year between 2018 and 2021 to implement the Delivery Program. The Operational Plan expands on the Delivery Program by identifying the specific services and projects Council will provide during the relevant financial year and the money that it will raise and spend to undertake that work.

Highlights of the draft Delivery Program and Operational Plan

The Delivery Program 2018-21 outlines Council priorities for the next three years, provides for \$183 million in capital works, and responds to issues including:

- being future focussed and SMART, pursuing opportunities for investment and creativity;
- protecting and conserving our environment, and in particular reducing litter and illegal dumping;
- becoming a more healthy, safe and active City;
- being a City that is easy to move around in for cyclists, pedestrians, public transport and cars; providing more options for people to get where they are going;
- having well-designed attractive centres which preserve the identity and character of local villages;
- being caring and inclusive, celebrating our identity and showing that we are proud of who we are, and
- being a leading Council, governing responsibly and openly, listening to the community and speaking for them to achieve better outcomes for the City.

The Operational Plan expands on the priorities in the Delivery Program by identifying the specific services and projects Council will provide in 2108-19. During 2018-19, Council will expend over \$324 million on essential services and almost \$88 million on improving assets. This includes \$36 million for roads and transport; \$16 million for parks and recreation; \$10 million for community buildings; almost \$3 million for environmental works and \$7.3 million for upgrades to town centres. While still undertaking ongoing Council operations, the draft 2018-19 Operational Plan contains the following features:

Leading and Engaged

The City of Canterbury Bankstown is a leading council in the NSW local government sector. It's one of the biggest employers in the region and manages a budget that exceeds \$400 million (including capital works of \$87.5 million). This gives the Council a considerable platform on which to advocate for a better City on behalf of the residents, ratepayers and businesses. During 2018-19 Council will advocate for better outcomes from State planning initiatives, work with government agencies and services providers to establish shared service arrangements, and work proactively to achieve better health, education and safety outcomes for the City.

To capitalise on the good relationships formed during the comprehensive engagement conducted to produce CBCity 2028, Council will be 'taking it to the streets' in a new community engagement vehicle along with numerous other community workshops, committees and conversations.

Prosperous and Innovative

\$1 million will be provided in 2018-19 to kick start our SMART City journey. It will focus on providing the framework and infrastructure necessary to attract talent, encourage innovation, and create jobs for the City. More than \$1 million for library resources will also ensure that residents have access to the most up to date information at their fingertips.

Moving and Integrated

2018-19 will see a \$36.2 million road and transport program which includes \$7.3 million to upgrade bridges, pathways and boardwalks at sites like Hector Street and Wolumba Street, Chester Hill and nearly \$1.5 million for to reconstruct the Canterbury Road underpass at Canterbury which will significantly improve walking and cycling on the Greenway. Other major roadworks are planned for Koala Road, Chapel Road, Croydon Street, Glassop Street, Highcliff Street, Horsley Road, and Noble Avenue. These are only a few of the 182 separate road and transport projects in the 2018-19 Capital Works program.

Safe and Strong

Council will work towards a more child friendly City in 2018-19 and continue to roll out the Disability Inclusion Action Plan. Works to improve access include a bus stop accessibility program, provision of an all abilities playground at Bankstown Gardens, accessibility works at the Lansdowne Criterion Track, pedestrian access mobility works at Amour Street and Hydrae Street, accessible toilets for the ground floor of the Civic Tower and the Ashbury Senior Citizens Centre, accessibility improvements at the Emerging Resource Centre and Beulah Vista House, and installation of a chair lift at the Lakemba Senior Citizens Centre. Stronger Communities Funds will be used during 2018-19 to establish a mobile change facility for use at events throughout the City.

\$10.7 million will be allocated for building projects including designs and/or construction of new community facilities at Griffith Park Bankstown, Belmore Bowling Club, Community Place in Greenacre and Ewan Park, Hurlstone Park.

Liveable and Distinctive

Creating liveable and distinctive town centres is a priority for the community. A new Housing Strategy will be prepared for the City in 2018-19 and work will commence for major upgrades for the Canterbury and Revesby Town Centres. Council will construct an Aboriginal war memorial at Federation Reserve and will commence work on a comprehensive Cultural Plan for the City to showcase local talent, provide professional development opportunities for artists, and ensure that public art reflects the unique and diverse identity of Canterbury-Bankstown.

Healthy and Active

It's important that our residents, particularly our children, are healthy and active. Council will be working to promote sports at the grass roots level and will work towards a multilateral agreement to target obesity in 2018-19. A new Services and Facilities Plan will ensure that our leisure and aquatic centres provide a quality visitor experience and operate at optimal efficiency.

A \$16.6 million sport and recreation Capital Works program supports these efforts and includes new playing surfaces at Amour Park, Waterworth Park and Parry Park, a new irrigation system at Clemton Park, and ground improvements at Beaman Park. Construction on a new synthetic playing field at Jensen Park will also be completed in 2018-19 as well as a new play space for Parry Park.

Clean and Green

While Council always considers sustainability needs in our operations, nearly \$3 million will be allocated in 2018-19 for major environmental projects including a litter collection device at the Cooks River, a pollution control device upgrade at Davies Road, stormwater harvesting at Jim Ring Reserve and The Crest of Bankstown and \$1 million to establish a solar microgrid in the City. Council will also provide funds to expedite more sustainable street lighting for the City.

The draft Delivery Program and draft Operational Plan, like CBCity 2028, acknowledge that change is ahead, and that Council will always work to ensure that it is managed well and undertaken in an atmosphere of open and frank discussion. The population increases expected for Canterbury-Bankstown will see a greater demand for services and facilities. The draft 2018-21 Delivery Program and 2018-19 Operational Plan responds to this demand, ensuring that the Canterbury-Bankstown of today, and the Canterbury-Bankstown of tomorrow, will continue to be *thriving, dynamic and real*.

Financial Management

Council's short-term financial performance and position is considered sound and stable to support the ongoing management of our new City.

Notwithstanding the challenges that our sector faces, Council's approach ensures we are well placed to continue to deliver on our commitment to slow expense-growth, and continue to allocate significant funding for the replacement of our infrastructure. A considered approach, which will contribute to securing our City's future.

Council's strategy includes measures to tackle and absorb the broader economic environment and ensure we are ready to respond to issues, such as:

- the expected growth in housing and its impact on our service and infrastructure needs;
- Revitalising and re-investing in our CBD, Town Centres, Libraries and recreational facilities;
- Enforcement of required regulatory and compliance standards expected by our community;
- Preserving our fragile natural environment;
- Building confidence in our City by identifying relevant opportunities to support our local economy and attract investment, and
- Taking a positive and leading role in responding to the reforms set out by the NSW Government.

Financial Framework and Objectives

Council's financial approach provides the required framework for managing its objectives and financial decision making. This focuses on continuing to ensure that the financial parameters, principles and objectives applied in developing the budget achieve a balance between financial stability, asset maintenance, construction and the provision of services to our community.

The principal financial objectives are to:

- Provide adequate investment in recurrent operational and asset replacement programs/projects;
- Incorporate all necessary governance and administrative costs required in delivering Council's objectives;
- Manage cash restrictions based on agreed policies and statutory requirements;
- Meet the cost of accrued liabilities such as loan repayments and employee entitlements, as they fall due; and
- Develop a financial plan aimed at maintaining a sound financial position.

Council's financial goals continue to include:

- Maintaining an adequate level of unrestricted working funds and liquidity levels to preserve our sound financial position;
- Increase non-rates revenue through investing in income generating activities, effective pricing and property management;
- Providing affordable services through productivity and efficiency improvements which will also include a continued assessment of core/non-core services being provided to the community; and
- Achieving an optimum balance in satisfying our financial objectives and other planned activity outcomes.

The budget is premised on a number of elements, including:

- No increase in rates above that approved by IPART;
- Unless known, the growth in other revenues and operational costs have been increased to reflect Council's pricing principles outlined in the former Council's Long Term Financial Strategies;
- Eliminate recurrent loan borrowing programs for asset replacement purposes;
- Redirect savings in debt servicing costs towards asset replacement purposes; and
- Maintain strategic indicators and cash restrictions at acceptable levels.

2018-19 Planned Budget

Council's focus for the forthcoming financial year continues to be about improving its services, delivering on infrastructure and building on our strong cash reserve position.

As is the case each year, Council has assessed the various broader economic elements, service expectations and revenue projections in formulating Council's 2018-19 Budget.

The framework applied in setting Council's budget is as follows:

Revenue Policy

Where evident, revenue budgets have been adjusted to reflect known issues, while others are largely estimated around current year trends. Council has also incorporated a number of industry specific factors, where applicable (see below).

General Rates and Annual Charges

On the 29 March 2017, the NSW Parliament passed the Local Government Amendment (Rates – Merged Council Areas) Bill 2017 providing rate protection for residents of NSW Merged Councils. The Bill has affectively frozen rates on their current paths for a period of 4 years, this obligation continues until 30 June 2020.

That said, Council will maintain both former Council's rate structure whereby rate assessments are based entirely upon property valuations (ad valorem) but with minimum rates applying where appropriate.

Council's 2018-19 Budget incorporates a permissible rate increase of 2.3%. The increase together with an anticipated staged growth of around 1000 dwellings throughout the year will generate an additional \$5.2M in Rates Revenue.

Rate income raised as a result of the Special Rate Variations for the former City of Canterbury will continue to be allocated on renewing assets within the former City of Canterbury area.

Council recognises that at present, the current NSW Government's Rate Freeze Policy will result in a reduction to Council's level of income of around \$5M for the 2019/20 financial year. Council is currently reviewing this issue and its broader impact on Council's ability to maintain current services. The matter will further be discussed with Council in developing its long term financial plan.

Annexures F and G of Attachment A summarises Council's rating revenue structure, including the relevant rate in the dollar and minimum charges for each category for both former Council areas.

Minimum Rates

Proposed minimum rates reflect a 2.3% increase to that levied throughout 2017-18.

Special Rates – Bankstown CBD Town Centre

Council's special rate in respect of the Bankstown CBD Town Centre has similarly been increased by 2.3%. Any expenditure will reflect projects and priorities specifically based within the Bankstown CBD.

Pensioner Rates

Approximately 22,000 pensioner ratepayers qualify for Council's voluntary rate rebate and the State Government's mandatory rate rebate, which are granted to persons in receipt of the pensioner concession cards. The maximum mandatory rebate, which is 55% funded by the State, is \$250.00 per annum.

In accordance with Council's proposed rates and charges, debt recovery and hardship assistance policy, Council provides an additional voluntary rebate, equating to \$40 per annum. This rebate is granted to all eligible Pensioners of both the former Canterbury and Bankstown Council areas.

The total rebate will cost Council approximately \$6.3M in net terms for 2018-19 of which approximately \$0.9M is Council's discretionary concession.

Domestic Waste Fee

The impact of tipping fees, other non-discretionary industry costs and the need to provide for the rehabilitation of Council's former tip sites, will require Council to increase the Domestic Waste Levy for the forthcoming financial year (see below).

Currently there are different waste services being provided to the residents of the former Canterbury and Bankstown Councils. These services will be harmonised once the existing contracts expire in 2019-20.

That said, Council's policy is to grandfather the former Councils' 2016-17 fees and apply a proportional increase, reflective of the increased cost of operations, thereafter. This will be reviewed once the service is harmonised.

Based on this, the proposed fees for 2018-19 financial year will increase by \$35 per property. The fee for each former area will be as follows:

- The former City of Bankstown: \$520.00; and
- The former City of Canterbury: \$455.00.

Notwithstanding the increase, Council's proposed rates are still considered reasonable when compared to other councils who provide a similar/comparable three bin service.

Annexure E of Attachment A provides the financial details relating to the service.

Stormwater Levy

The City of Canterbury Bankstown is the principal authority responsible for the local management of stormwater. On behalf of the public, Council:

- Maintains stormwater drainage pipes;
- Implements essential flood mitigation measures to protect life, property and infrastructure;
- Conserves the natural waterways of the City;
- Harvests and reuses stormwater to reduce potable water use;
- Protects water quality in our creeks and rivers by installing water sensitive urban design features and pollution control devices; and
- Protects riparian bushland and other natural assets from the impacts of urban runoff.

In recognition of Councils' key role in stormwater management, the NSW Government made amendments to the *Local Government Act 1993* (amended October 2005) and the *Local Government (General) Regulation 2005* (amended April 2006) to allow councils the option of levying a stormwater management service charge.

The charge was introduced to help council to cover some or all of the costs of providing new or additional stormwater management services to eligible land, above and beyond those that council could provide with their own funds.

The implementation of the charge recognises that increasing urbanisation has resulted (and continues to result) in a significant increase in impervious surfaces and has significantly increased the volume of stormwater (and therefore pollutant loads) flowing into urban waterways and urban drainage systems. These pressures have increased the costs of stormwater management for local councils.

In accordance with Section 496A of the *Local Government Act 1993* and *Local Government (General) Regulation 2005*, Council has in place a Stormwater Charge on eligible properties within the City of Canterbury Bankstown.

In managing the annual charge the following structure will be applied:

- *Residential Properties*
Annual Residential Charge of \$25.00 per property.
Annual Residential Strata Charge of \$12.50 per property.
- *Business Properties*
Annual Charge of \$25.00 per property plus an additional \$25 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres.
- *Mixed Development*
Adopt the dominant Rating category as applied to the parcel of land as determined by the Valuer General and apply to each relevant property. In the event that a mixed development is 50% residential and 50% business, Council will apply a residential charge.
- *Exemptions*
In addition to the exemptions stipulated in the Local Government Act 1993 and the Local Government (General) Regulation 2005, the following exemptions will also apply in managing the service:
 - Council-owned land;
 - Bowling and Golf Clubs - where the dominant use is open space;
 - Properties zoned;
 - Open space 6(a)
 - Private Recreation 6(b);
 - Rural.

Annexure H of Attachment A provides details of the proposed Stormwater Levy funded projects for 2018-19.

Other Fees and Charges

The general principle being applied is that fees should reflect true costs less the amount Council is willing to subsidise as a community service obligation. In general, it is proposed to increase the 2018-19 fees and charges by 2.3%, subject to rounding where required, unless of course the fees are set by legislation.

In addition, it is proposed that Council introduce a new fee/charge for the 2018-19 financial year, named the *Compliance and Enforcement Levy*. The fee/charge will specifically be applied to allow Council to effectively respond to and/or prevent damage to the natural environment and promote orderly development throughout the city.

As Councillors are aware, our city comprises the largest population base for a local government area in NSW. Coupled with a significant growth forecast to 2036 and beyond, there is a clear need to ensure impacts of growth and change are well managed, quality of the urban and natural environment protected and relevant legislative requirements enforced effectively, efficiently and consistently. Underlying this a strong public interest in maintaining an orderly and well maintained city.

The income raised will specifically be applied to efficiently respond to:

- community issues and conduct compliance and enforcement services that are customer focused in a more timely manner;
- initiate and perform compliance actions;
- administer and enforce building, environmental and health regulation and policy
- monitor and ensure a high standard of food premises across the City;
- improve education for residents and business on Council's compliance and enforcement functions;
- focus on continuous improvement to reduce burdens and minimising the cost of regulation on business; and
- strengthen the system of governance around Council's regulatory function.

In terms of its application, the fee/charge will be administered as follows:

- payable at the time of lodgement of a Development Application; and
- equivalent to 0.25% of the capital investment value of the proposed development;

That said, it should be noted that:

- Minor development with a Capital Investment Value less than \$100,000 will not incur the fee/charge; and
- Development Applications to modify an existing consent (pursuant to Section 4.55 of the Environmental Planning and Assessment Act 1979) will similarly not incur the fee/charge.

Council estimates that it will raise around \$3.7M from the fee/charge. A component of these funds will be applied to employing additional employees in both strengthening and delivering on the relevant/expected outcomes.

Details of each charge are attached in Section 5 of Attachment A.

Loan Borrowings

Council's long-term financial approach reflects a budgeting model whereby General Fund Revenue is generated to maintain our infrastructure asset replacement program and that loans will only be acquired to support certain community self-funding initiatives that Council endorses.

There are no new borrowings proposed in the 2018-19 budget.

Interest Income

Council will continue to carefully manage its investment portfolio having regard to prevailing market conditions, industry benchmarks and allowable investment opportunities, as they arise.

Having regard to Council's current investments and market expectations, Council's budget includes a weighted average return of around 2.0% per annum.

Costing Parameters and Assumptions

Inflation

Inflation expectations are as per the Reserve Bank of Australia (RBA) target, which is set at a rate of 2-3%.

As a guide, Council's costs have been adjusted by 2.5% to accommodate and/or reflect relevant escalation in proposed budgets for the 2018-19 financial year, particularly those of a contractual nature.

Employee Costs

Council's employee costs in the 2018-19 budget include an adjustment for an Award increase of 2.5%. Council's full time equivalent employee numbers (organisational structure) for the 2018-19 financial year is set at 1,371.

Depreciation Expense

Council's operating expenses include an amount for Depreciation Expense, a non-cash item which aims to broadly account for the level of use/consumption of assets on an annual basis.

Councillors will note that Council's 2018-19 Budget reflects an amount of \$66.4M, an increase of \$10M compared to its current budget. The increase is as a result of the detailed review and assessment of useful lives and unit rates applied for all major infrastructure assets in preparing Council's new Asset Management Strategy.

The adjustment now provides clarity around the level of funding that Council is required to spend in ensuring that asset remain at acceptable standards throughout their useful lives.

Once completed, Council's proposed Asset Management Strategy will be submitted for consideration by Council.

Outlined below is a more comprehensive assessment of Council's overall 2018-19 Budget.

2018-19 BUDGET RESULT

In terms of Council's overall financial forecast, the following is the expected operating result for the forthcoming financial year:

Description	2018-19 Original \$,000	2017-18 Original \$,000	Difference \$,000
Operating Revenues	304,202	286,130	18,072
Operating Expenses	315,696	290,076	25,620
Net Operating Result Before Capital Grants and Contributions	(11,494)	(3,946)	(7,548)
Capital Grants/ Contributions	19,267	15,867	3,400
Total Operating Result	7,773	11,921	(4,148)

The 2018-19 Budget is assessed against the 2017-18 Original Budget given that it provides a comparable base to assess the broader movement between financial years.

Council's Net Operating Result Before Capital Grants and Contributions is estimated to be a deficit of \$11.5M. Once adjusted for capital grants and contributions, Council's projected Operating Result for the year is expected to be a surplus of \$7.8M.

The following section provides a break-up of both the Revenue and Operating Budgets proposed for the forthcoming financial year.

Revenue Budget

Council's Revenue Budget (excluding capital grants and contributions) is expected to be \$304.2M, an increase of \$18M (6.3%) to that originally planned for 2017-18. A break-up by income category is as follows:

Category	2018-19 \$,000	2017-18 \$,000	Variance \$,000
Rates / Domestic	228,395	216,705	11,690
Charges / Fees	25,667	22,741	2,926
Interest	9,175	7,700	1,475
Grants – Operating	21,966	22,393	(427)
Other Revenues	18,999	16,591	2,408
Total	304,202	286,130	18,072

The total variation, which amounts to \$18.1M, is a result of the following movements:

Component	Variance \$
Rating Revenue	\$5.2M
Domestic Waste	\$6.2M
Other Fees and Revenues	\$5.4M
Interest Income	\$1.5M
Stormwater Levy	\$0.2M
Operating Grants	(\$0.4M)
Total	\$18.1M

The Revenue projections for 2018-19 have been set to reflect known elements and/or current year trends. An explanation of the major variations is as follows:

- Council has factored in the approved 2.3% rate-pegging limit to its rating revenue budget, which will result in further revenue of approximately \$4.7M based on current estimates;
- Council's annual Domestic Waste Levy for residential properties will increase by \$35 per annum which reflects a general increase in the cost of providing the service and the longer term costs associated with replacing plant, bins and rehabilitating various waste facilities;
- Operating Grants, including the Financial Assistance Grant, are included where the grant has been confirmed and the level of funding can be reliably calculated, and additional grant funds will be reported during the year as part of the quarterly budget review process;

- As outlined earlier, the increase in “Other Fees and Revenues” primarily reflects the introduction of a new fee/charge (Enforcement and Compliance Levy), which is expected to generate around \$3.7M in additional revenue; and
- Council’s level of interest income is expected to increase by around \$1.5M, which is a reflection expected market conditions and the estimated level of cash on hand throughout the year.

In terms of specific purpose capital grants and contributions, Council expects to receive approximately \$19.3M of funds for various capital outcomes throughout 2018-19. A summary of those contributions is as follows:

Type	Amount \$
Roadworks/Traffic – Various	5.6M
Section 94 and 94A Contributions	13.0M
Other	0.7M
Total	19.3M

Council’s Budgeted Income Statement, which outlines the various revenue categories is attached (Annexure A of Attachment A).

Operating Expenses (OPEX)

Similarly, an assessment of Council's proposed operating expenditure budget is analysed to ensure that allocations are comparable to current trends.

Council’s Operating Expenditure Budget is expected to be \$315.7M, an increase of \$25.6M (8.8%) to that adopted for 2017-18.

A break-up of each operating expenditure category is as follows:

Category	2018-19 \$,000	2017-18 \$,000	Variance \$,000
Employee Costs	131,580	125,739	5,841
Borrowing Cost Expense	0	45	(45)
Depreciation	66,424	49,319	17,105
Materials & Contract	53,185	50,657	2,528
Other Expenses	64,507	64,316	191
Total	315,696	290,076	25,620

A summary of the major variations by category is as follows:

Employee Costs

A comprehensive planning process has been carried out to ensure that the Employee Costs budget accurately reflects required resources in managing Council's operations.

Council's full time equivalent (FTE) employee numbers (organisational structure) for the 2018-19 financial year is set at 1,371.

The budgeted increase in employee costs of \$5.8M is largely attributable to the Local Government Award Increase of an estimated 2.5% and its broader impact on employee entitlements (e.g. superannuation), and additional staff associated with the introduction of the new fee/charge - Enforcement and Compliance Levy, to assist with better responding to the increasing intensity of compliance and enforcement activity.

Material / Contracts and Other Expenses

Materials and Contracts and Other Expenses are expected to increase by around \$2.7M or 2.4% when compared to Council's adopted 2017-18 budget.

Other Expenses which include items such as utility costs, insurance costs, tipping fees, banking fees and other statutory levies (e.g. EPA levy). Increases in these expenses are largely of a non-discretionary nature.

Council's position, although still considered sound, suggests that the impact of increasing non-discretionary costs (those largely imposed upon us by the State), will continue to grow at a rate far greater than planned inflation/CPI. This will have a significant impact on our longer term ability to absorb similar cost increases in the coming years and/or continue to preserve our current sound financial position.

Council's Budgeted Income Statement, which outlines the various OPEX categories is attached (Annexure A of Attachment A).

Capital Works (CAPEX)

Council continues to improve its approach to managing its infrastructure, with a rolling schedule of comprehensive condition assessments of infrastructure assets from year to year.

This allows Council to clearly determine the extent of funding required to restore or rationalise certain assets within the City. Although the management and financial impact requires a long-term commitment well beyond the 2018-19 budget, the identified framework provides Council with a level of confidence in determining an effective approach to formulate its long term planning.

In terms of 2018-19, Council's focus will largely be to ensure the timely replacement/maintenance of existing assets throughout the LGA.

That said, Council will also be carefully considering its long term asset management requirements, particularly addressing its backlog and broader long term initiatives for the LGA.

Council's total expenditure on assets throughout 2018-19 (excluding potential carryovers) is expected to be approximately \$87.5M.

A break-up of expenditure is as follows:

Project Area	Amount \$,000
Bridges	3,706
Buildings	10,700
Bus stops	250
Car parks	982
Drainage Conduits	812
Waste Management	1,200
Town Centres	7,324
Kerb and Gutter	1,892
Irrigation	440
Open Space	5,890
Other Structures	6,435
Park Furniture	140
Park Lighting	650
Park Signs	360
Pathways and Boardwalks	3,687
Recreational Equipment	3,150
Road Pavement	23,064
Traffic Management Devices	2,614
Water Courses	350
Water Quality Devices	1,390
Operational Assets	12,504
TOTAL CAPEX	87,541

As in previous years, the 2018-19 Budget is well balanced with a strong focus on asset maintenance/replacement, complemented with priority initiatives.

Of Council's capital budget, an amount of \$69.5M will be spent on replacing and/or restoring ageing infrastructure throughout the City.

Annexure I and J of Attachment A summarise Council capital works program for 2018-19.

Cash Reserves

A large component of Council's capital works program is reliant on the use of dedicated Reserve funds, held to fund future projects and/or initiatives throughout the city and the prudent management of its liabilities.

In addition, Council's Section 94 and 94A Contribution Reserves form an integral part of Council's capital works program.

In net terms, Council's level of Reserves, both those imposed by legislation or established by Council will total \$221.6M, a net decrease of \$7.9M.

A summary of restrictions made and used can be found in Annexure D of Attachment A.

Liquidity and Performance Indicators

Based on the proposed 2018-19 Budget, Council's major financial indicators continue to meet accepted industry standards and convey a sound financial position.

Council's major financial indicators for the 2018-19 financial year are expected to be as follows:

Indicator	Target	2018-19
Unrestricted Current Ratio	>150%	233%
Debt Service Ratio	<10%	0.0%
Unrestricted Cash	>\$0	\$13.3M

Based on all the cash movements noted above, Council's budget reflects a decrease in cash of \$7.9M, which accounts for both internal and external restricted funds expected to be received and utilised throughout 2018-19.

Council will continue to maintain a sound level of liquidity and reserves to manage any foreseen fluctuations and/or uncertainties that may eventuate. This together with other measures are demonstrated by Council's financial indicators, which with the exception of the operating performance ratio (to be reviewed as part of the new Council's Long Term Financial Plan) continue to meet and in some cases are estimated to exceed accepted industry levels.

Communication and Engagement

The draft 2018-19 Operational Plan (incorporating 2018-19 Budget and Schedule of Fees and Charges) will be exhibited for 28 days during an engagement program which includes:

- Advertisements in local papers including the Torch, The Express, Inner West Times and local language newspapers;
- Plans placed on the Haveyoursay online forum;
- Copies available in Council's libraries and Customer Service centres;
- Plans placed on the corporate website.

Submissions will be reported back to Council with recommendations for any necessary changes.

CONCLUSION

Council's goal is to continue to maintain and improve services, delivering on infrastructure, and to deliver tangible benefits from the new Council structure. The projects and budget outlined in the draft 2018-19 Operational Plan preserves Council's sound financial position while aiming to balance community expectations in terms of operational and infrastructure outcomes.

The draft 2018-21 Delivery Program and draft 2018-19 Operational Plan incorporating 2018-19 Budget and Schedule of Fees and Charges are submitted for Council's consideration and approval for its release for public exhibition and comment.

Council's Draft Plan will again be submitted for consideration (June 2018) following the conclusion of the exhibition period. Separately, Council's Resourcing Strategies, mainly being its Asset, Workforce and Financial Strategies (including its long term financial plan) will also be presented for consideration at the same time.

Governance and Administration Matters - 24 April 2018

ITEM 7.2 **Terms of Reference of the Canterbury, Campsie, Belmore and Lakemba Planned Precincts**

AUTHOR **Planning**

PURPOSE AND BACKGROUND

To seek Council's endorsement of the draft Terms of Reference that will form the basis of a Memorandum of Understanding (MOU) with the NSW Department of Planning and Environment with respect to the Canterbury, Campsie, Belmore and Lakemba Planned Precincts (formerly referred to as 'Priority Precincts').

ISSUE

On 24 October 2017, Council resolved to write to the Minister for Planning seeking monthly Councillor workshops with respect to the Planned Precincts (reference: Item 4.1, Ordinary Meeting, 24 October 2017). On 8 January 2018, the Department issued a draft Terms of Reference (Governance Arrangements) seeking agreement of Council.

Council's response to the Draft Terms of Reference for the Canterbury, Campsie, Belmore and Lakemba Planned Precincts (Attachment A) introduces a 'Canterbury Bankstown Councillor Group' comprising all Councillors and chaired by the Mayor, with the intention of providing input into the preparation of planning and development controls, spatial masterplans and associated materials prior to their review and endorsement by the Planned Precincts Project Control Group. The response also includes a number of other modifications to the draft Terms of Reference, including reinforcing Council's position that infrastructure is adequately financed and delivered to cater for the anticipated housing and employment growth within the Planned Precincts.

RECOMMENDATION

That Council endorse the draft Terms of Reference as provided at Attachment A.

ATTACHMENTS [Click here for attachment](#)

- A. Draft Terms of Reference for Planned Precincts

POLICY IMPACT

The outcome of the Planned Precinct process will result in amendments to Council's Local Environmental Plan, Development Control Plan and contributions framework. Further reports to Council will be prepared in light of these matters as the work commences.

FINANCIAL IMPACT

This matter has no financial implications for Council.

COMMUNITY IMPACT

This matter provides the opportunity for greater community representation through Council to provide input to and contribute to the Planned Precinct process. This arrangement also provides greater and direct opportunity to advocate for better outcomes for our community. A community representative, to be appointed by the mayor, will also form part of an Advisory Group.

In addition, Council will engage with representatives from local community organisations through the Sydenham to Bankstown Special Working Group, in addition to the currently running Community Voice Panel, which have interest in the future of our City along the corridor. The Working Group will assist councillors in making representations to the NSW Government in relation to the corridor.

DETAILED INFORMATION

Background

On 1 June 2017, the NSW Government announced six new Priority Precincts (now referred to as 'Planned Precincts') within the City of Canterbury Bankstown, including Canterbury, Campsie, Belmore, Lakemba, Riverwood and part of Bardwell Park. The Canterbury, Campsie, Belmore and Lakemba Planned Precincts are located along the Sydenham to Bankstown Urban Renewal Corridor. Detailed planning for these precincts is expected to begin shortly, with the undertaking of further community consultation and commissioning of technical studies such as urban design and built form testing, social and economic assessment, traffic and transport analysis amongst others.

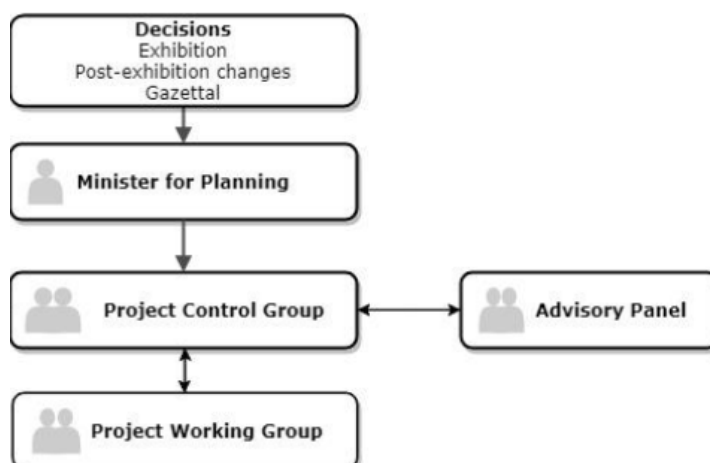
In October 2017, Council resolved to write to the Minister for Planning requesting monthly round table workshops with Councillors. On 20 November 2017, the Mayor wrote to Minister for Planning, Anthony Roberts, requesting that the governance arrangements for the Planned Precincts be amended to provide Council a genuine leadership role. The letter requested that Councillors be formally recognised as a key advisory group within the governance structure and that regular workshops with Councillors are set. These proposed changes were not reflected in the draft Terms of Reference provided to Council on 8 January 2018 from the NSW Department of Planning and Environment.

The Governance Framework

The revised draft Terms of Reference to be used as a basis for an MOU for the Canterbury, Campsie, Belmore and Lakemba Planned Precincts (Attachment A) has been amended to both reflect the Mayoral Minute and Council's submission to the Sydenham to Bankstown Urban Renewal Corridor Strategy with respect to ensuring that growth is coupled with infrastructure delivery along this corridor. The proposed amendments to the structure are set out below.

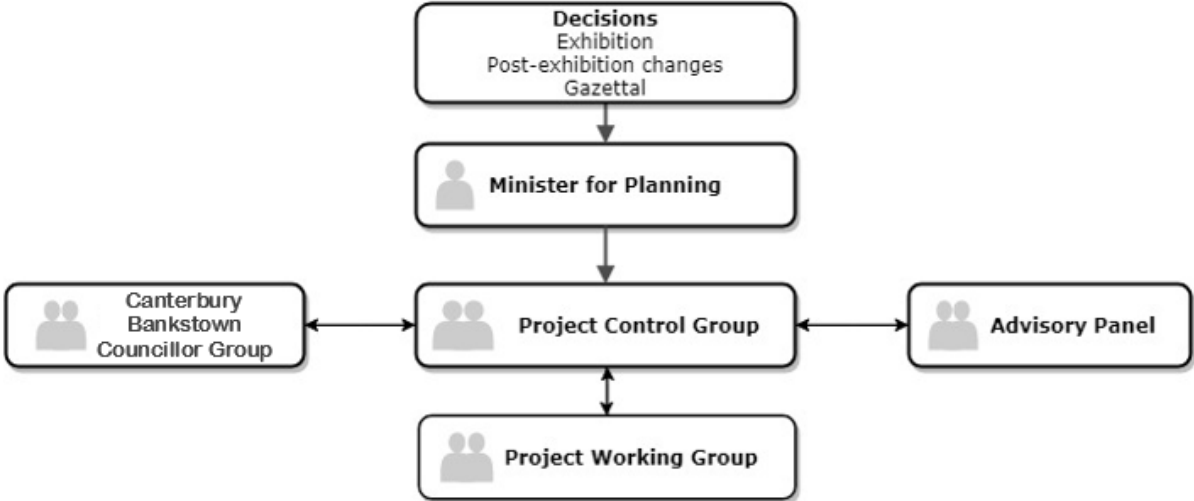
Governance Structure

The governance structure as proposed by the NSW Department of Planning and Environment was proposed as provided overleaf.



This structure included Council staff in the Project Working Group, and the Director of Planning forming part of the Project Control Group. The advisory group was to include a community representative.

Council are seeking greater community input and direct involvement by including a separate group comprising Councillors to also advise and guide input to the Project Control Group, as proposed below:



The Canterbury Bankstown Councillor Group will be chaired by the Mayor and include all Councillors. Its role will be to:

- Meet at key milestones with the purpose of providing community representation and input into the preparation of planning and development controls, detailed master plans and associated material prior to their review and endorsement by the Project Control Group.
- Advise on community issues that are brought to its attention by the Project Control Group.

The Canterbury Bankstown Councillor Group meetings will be collaborative, workshop style meetings designed to develop, challenge and refine ideas and designs as representatives of the of community concerns and aspirations. The Chair of the Group (the Mayor) will be responsible for collating and forwarding the advice of the Group to the Chair of the Project Control Group (South District Commissioner, Greater Sydney Commission).

It is also proposed that the Mayor appoints a representative of the community on the Advisory Panel.

Other proposed changes

It is also proposed that the following changes be made to the draft Terms of Reference to be used as a basis for an MOU for the Canterbury, Campsie, Belmore and Lakemba Planned Precincts (see Attachment A):

- The Department's obligations: Affirm that the Department should identify delivery arrangements and adequate funding mechanisms for all required infrastructure in the Planned Precincts, consistent with Council's submission on the Sydenham to Bankstown Urban Renewal Corridor Strategy. It is also recommended that engagement activities with the community and stakeholders are undertaken in consultation with Council. Joint Community Updates should only be issued by the Department and Council where practical and agreed.
- Council's obligations: Council should have the ability to provide comment on technical studies, in addition to only being able to review these. It is recommended Council also has input into reviewing costings and delivery mechanisms for infrastructure being prepared by the Department. Joint Community Updates should only be issued by the Department and Council where practical and agreed.
- Project Control Group: The Project Control is to consider the input received by the Canterbury Bankstown Councillor Group.

Governance and Administration Matters - 24 April 2018

ITEM 7.3 **Sydenham to Bankstown Corridor Special Interest Group**

AUTHOR **City Future**

PURPOSE AND BACKGROUND

Council resolved at its 27 February 2018 Ordinary Meeting to establish a Sydenham to Bankstown Special Interest Working Group to convene the for a period of six months. This included inviting representatives from community organisations to participate in the working group and to assist councilors in making representations to the NSW Government in relation to the corridor.

The purpose of this report is to recommend the appointment of members to this Working Group.

ISSUE

Council sought representatives from community organisations which have an interest in the future of our City along the Sydenham to Bankstown Corridor.

In accordance with Council's resolution, an Expression of Interest (EOI) process was carried out to seek nominations for interested Community Representatives / Groups to participate.

A list of the applications received is listed below. Once all community representatives have been notified they will be invited to confirm their acceptance.

RECOMMENDATION

That Council note and accept the recommended applicants for the Sydenham to Bankstown Corridor Special Interest Group.

ATTACHMENTS

Nil

POLICY IMPACT

There are no policy impacts.

FINANCIAL IMPACT

Financial impacts will be covered in the exiting community engagement operational budget.

COMMUNITY IMPACT

With Council facing unprecedented levels of change across the City, as a result of major projects and strategies being driven by the NSW Government such as the Sydney Metro and the Sydenham to Bankstown Urban Renewal Strategy.

While Council is not responsible for these plans, Council is committed to representing the community's views.

Council has introduced the 'Community Voice Panel', which is a representative sample of the community and will be given the opportunity to be briefed in detail on the background to the project, and together with the 'Special Working Group' will provide information that will be fed back to the Canterbury, Campsie, Belmore and Lakemba Planned Precincts Canterbury Bankstown Councillor Group and Council to assist in their decision making.

DETAILED INFORMATION

At the February 2018 Ordinary Meeting a Mayoral Minute was adopted to establish a Sydenham to Bankstown Special Interest Working Group to convene the for a period of six months. In accordance with the Mayoral Minute, an Expression of Interest (EOI) process was carried out to seek nominations for interested Community Representatives / Groups to participate.

Council advertised for nominations from representatives from community organisations which have an interest in the future of our City along the Sydenham to Bankstown Corridor from 28 February until 31 March 2018.

The EOI process included publication on Council's Have Your Say webpage, where nominations could be made directly through the portal, or downloaded the application form and email completed to haveyoursay@cbc.city.nsw.gov.au or send via post.

Council also advertised the EOI in The Express, Canterbury Bankstown Torch and The Inner West Times and online via Facebook posts.

Council received three nominations for the Special Working Group. Due to the low uptake it was decided to extend the nomination period until Friday 20 April 2018 and re-advertise the EOI.

In addition to re-advertising in the local newspapers and on social media, Council staff also had conversations with a number of representatives from local community organisations to encourage nominations.

As a result of this process a total of 23 applications were received. A list of the applications received is shown below.

Of the 23 Applications three did not meet the requirement to "represent community organisations which have interest in the future of our City along the corridor".

In addition there were two nominations received from both Canterbury, Campsie & Belmore Town Centre Alliance and Close Street Liveability Group and Canterbury Racecourse Action Group.

It is recommended that the Working Group consist of the 14 nominations who represent a community group, and a single representative from both Canterbury, Campsie and Belmore Town Centre Alliance and Close Street Liveability Group and Canterbury Racecourse Action Group (total of 17 participants).

Once all community representatives have been notified they will be invited to confirm their acceptance.

Name	Position and organisation	Recommend
Anne Nolan	Foundation member of Sydenham-Bankstown Alliance; Foundation member of Save Sydney Coalition	Yes
Deborah Achelles	Director CECAL	Yes
Michael Joukhador	Local Resident Group	Yes
Kate Maclean	Manager Community and Sector Capacity Building; Canterbury City Community Centre	Yes
Trent Delahunty	Development Manager Bankstown Central Vicinity Centres	Yes
Kate Lumley	President, Hurlstone Park Association	Yes
Nick Kanios	Team leader JUMC group	Yes
Margaret Fasan	Vice President Hurlstone Park Association	Yes
Eva Blanda	Committee Member, Geocaching NSW	Yes
Gareth Wreford	Cooks River Valley Association Committee	Yes
Nigel Parbury	Communications Officer Canterbury and Historical Society	Yes
Barbara Coorey	Keep our area suburban convenor	Yes
Alexander Bailey	Vice President Canterbury Hurlstone Park Chamber of Commerce	Yes
Tasha Clyne	Spokesperson Belmore Residents Association	Yes
	Multiple applications	
Robert Czernkowski	Member (co-founder) CCBTCA (Canterbury Campsie Belmore Town Centre Alliance)	1 member
Chris Tsioulos	Representative for the CCBTCA (Canterbury, Campsie & Belmore Town Centre Alliance)	
Dr Jane Hunter	Co-leader of Close Street Liveability Group (CSLG)	1 member
Laura Hart	Co-leader of Close Street Liveability Group (CSLG)	
Matt Burke	Canterbury Racecourse Action Group	1 member
Brian Hudson	Canterbury Racecourse Action Group	
	Not representing any formal group	
Dylan Chan	Student	No
Horst Thiele	Resident	No
Richard Sweeney	Individual	No

Governance and Administration Matters - 24 April 2018

ITEM 7.4 Naming of the Salt Pan Creek Walkway

AUTHOR Community Services

PURPOSE AND BACKGROUND

This report is to provide a summary of the feedback received on the community consultation for the renaming of the Salt Pan Creek Walkway to the Pat Rogan Walkway and to present the recommendation for adoption.

On 26 July 2016, the Council resolved to proceed with the community consultation process for the renaming of the Salt Pan Creek Walkway, the 'Pat Rogan Walkway'.

In accordance with the Council resolution, the proposal was placed on public exhibition in The Express and The Torch, with feedback received from 6 February to 12 March, 2018.

ISSUE

The former Bankstown City Council received a request to rename the Salt Pan Creek Walkway, the 'Pat Rogan Walkway' in honour of Patrick Rogan, a former State Member of Parliament for East Hills. Council resolved to proceed to community consultation and a further report to be submitted back to Council.

In accordance with the resolution, the public exhibition process has been completed and this report is to present the community consultation feedback and put forward the recommendation.

RECOMMENDATION That -

1. Council recognise the section of the Salt Pan Creek Walkway in Canterbury Bankstown as the 'Pat Rogan Memorial Path' acknowledging Mr Rogan's contribution to the local community.
2. Appropriate signage be placed along the section of Salt Pan Creek.

ATTACHMENTS [Click here for attachment](#)

- A. Summary of Submissions Received

POLICY IMPACT

The naming of a section of the Salt Pan Creek Walkway to the 'Pat Rogan Memorial Path' is consistent with Council's *Naming and Memorials Policy*.

FINANCIAL IMPACT

Necessary funding to implement the recommendation will be met from Council's existing operational budget.

COMMUNITY IMPACT

The proposal has been modified to reflect the feedback received from the community.

DETAILED INFORMATION

The former Bankstown City Council received a request to rename the Salt Pan Creek Walkway, the 'Pat Rogan Walkway' in honour of Patrick Rogan – former State Member of Parliament for East Hills from 1973 to 1999. Patrick was a significant member of the community, who played a vital role in public matters and the success of clubs in NSW, and sadly passed on 17 February 2015.

The Salt Pan Creek Walkway is a network of paths and boardwalks that run alongside Salt Pan Creek, starting at Short Street, Bankstown extending to Henry Lawson Drive, Padstow as well as connecting over Salt Pan Creek into Georges River Council area.

Exhibition Outcome

On 26 July 2016, the Council resolved to proceed with the community consultation process for the renaming of the Salt Pan Creek Walkway, the 'Pat Rogan Walkway'. The community engagement process was advertised in both The Torch and The Express, as well as Council's 'Have Your Say' and social media pages. Comments were received from 6 February to 12 March, 2018.

As part of the community consultation, local residents could provide their comments via the following avenues:

- Online – cb.city/haveyoursay
- By email – haveyoursay@cbc.city.nsw.gov.au or
- By post - General Manager, City of Canterbury Bankstown, PO Box 8, Bankstown NSW 2200

Council received 23 submissions for the proposed renaming of the Salt Pan Creek Walkway (refer to attachment 1 for a summary of the submissions).

The supportive comments referenced Pat Rogan's significant contribution to both the local and wider community including his work towards protecting the local environment and fighting for justice for victims of mesothelioma. Those not supporting the name change were either based on the premise that Council should not be re-naming it or the loss of the area's unique identity and that the current name of 'Salt Pan Creek' relates to the natural environment.

On review of the submissions the following matters were taken in to consideration:

- The Salt Pan Creek Walkway extends into the Georges River Local Government Area which Council does not have the ability to change
- There is a strong connection and association of the existing name as Salt Pan Creek Walkway.
- A submission noted that calling it a 'Walkway' does not recognise that this is also an important regional cycle connection.
- There is merit in naming something after Pat Rogan due to his significant contribution to the community of Canterbury Bankstown.
- The naming of a Council asset after Pat Rogan is consistent with the Council's *Naming and Memorials Policy*

In response to the submissions and the matters listed above it is recommended that the Bankstown side of the Salt Pan Creek Walkway be recognised as the 'Pat Rogan Memorial Path'. This maintains the overall network as Salt Pan Creek but allows the simultaneous recognition of a section of the walkway in honour of Pat Rogan.

Subject to the adoption of this report Council will develop some appropriate markers and signage along the section of Salt Pan Creek to recognise it as the 'Pat Rogan Memorial Path'.

Governance and Administration Matters - 24 April 2018

ITEM 7.5 **Cash and Investment Report as at 31 March 2018**

AUTHOR **Corporate**

PURPOSE AND BACKGROUND

In accordance with clause 212 of the Local Government (General) Regulation 2005, the Responsible Accounting Officer must provide the council with a written report each month, which sets out the details of all money that council has invested under section 625 of the Local Government Act 1993.

Council's investments are managed in accordance with Council's investment policy. The report below provides a consolidated summary of Council's total cash investments.

ISSUE

This report details Council's cash and investments as at 31 March 2018.

RECOMMENDATION That -

-
1. The Cash and Investment Report as at 31 March 2018 be received and noted.
 2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

ATTACHMENTS [Click here for attachment](#)

-
- A. CPG Monthly Investment Report March 2018

POLICY IMPACT

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

FINANCIAL IMPACT

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

COMMUNITY IMPACT

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

DETAILED INFORMATION

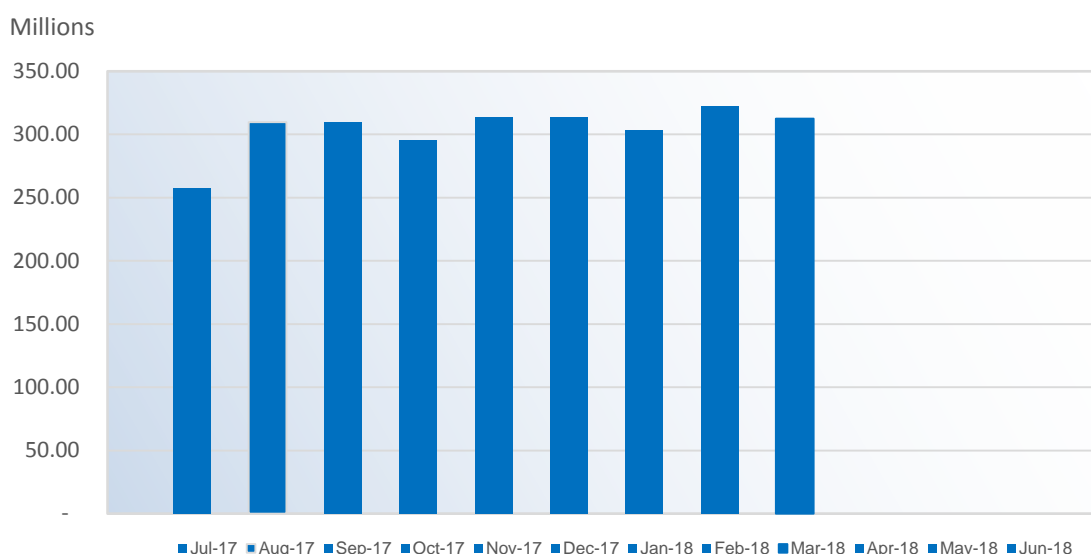
Cash and Investment Summary – as at 31 March 2018

In total, Council’s Cash and Investments holdings as at 31 March 2018 is as follows:

Cash and Investments	\$
Cash at Bank	1,255,575
Deposits at Call	35,902,332
Term Deposits	243,623,000
Floating Rate Notes	31,623,980
Total Cash and Investments	312,404,887

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 to March 2018.

Cash and Investment Rolling Monthly Balance 2017-2018



A summary of Council’s investment interest income earned for the period to 31 March 2018 is as follows:

Interest Income	March 2018 \$	Year-to-date March 2018 \$
Budget	640,417	5,763,750
Actual Interest	736,942	6,444,000
Variance	96,525	680,250
Variance (%)	15.07%	11.80%

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:

Overall Portfolio Maturity Limits	
	Actual % of Portfolio
Working Capital Funds (0-3 months)	16
Short Term (3-12 months)	22
Short – Medium (1-2 years)	28
Medium (2-5 years)	34
Long Term (5-10 years)	0
Total Cash and Investments	100%

Overall Portfolio by Investment Type	
	Actual % of Portfolio
Cash at Bank	0.4
Deposits at Call	11.5
Term Deposits	78.0
Floating Rate Notes	10.1
Total Cash and Investments	100%

8 SERVICE AND OPERATIONAL MATTERS

The following items are submitted for consideration -

- | | | |
|-----|--|-----|
| 8.1 | Proposed Master Plan for Parry Park | 97 |
| 8.2 | Belmore Oval Sports Precinct | 101 |
| 8.3 | Release of Drainage Easement and Recreation of a New Easement to Drain Water for 111 The River Road, Revesby | 107 |

Service and Operational Matters - 24 April 2018

ITEM 8.1 **Proposed Master Plan for Parry Park**

AUTHOR **City Future**

PURPOSE AND BACKGROUND

The purpose of this report is to provide a summary of the feedback received on the draft Parry Park Master Plan (the Plan) and to present the updated Plan for adoption and implementation.

The Plan was prepared in consultation with key stakeholders of the park. At the 12 December 2017 Meeting of Council, the Plan was endorsed to be placed on public exhibition for comment and feedback from the community. The Plan was on public exhibition from 13 December 2017 until 27 February 2018.

ISSUE

On 22 November 2016 Council resolved to commence the preparation of a site specific Master Plan for Parry Park, Lakemba and that further reports to Council be submitted as required. It was identified the Plan would help determine the appropriate uses of the site and provide clear planning objectives for its future management.

In accordance with the Council resolution, the Plan was been placed on exhibition, feedback has been received, updates have been made to the Plan and it is now presented for adoption.

RECOMMENDATION

That the updated Parry Park Master Plan be adopted.

ATTACHMENTS [Click here for attachments](#)

- A. Parry Park Master Plan amended for adoption
- B. Parry Park Submission Table

POLICY IMPACT

There is no policy impact from this report.

FINANCIAL IMPACT

There is no direct financial impact from the report. The high priority actions from the Plan should be considered in future works programs for implementation as part of future budget preparation.

COMMUNITY IMPACT

The preparation of the draft Master Plan was undertaken in consultation with key stakeholders. During the exhibition period a number of community sessions were held onsite and at neighbouring town centres. The plan has been updated to reflect the feedback received from the community.

DETAILED INFORMATION

A draft Master Plan (the Plan) was developed for Parry Park to provide future direction for the park and the facilities located within it. The draft Plan was prepared to consider current community needs and respond to Council's adopted strategies and draft strategies for Community and Cultural Facilities, Playgrounds and Play Spaces, Open Space and Aquatics and Leisure Facilities.

Exhibition

The plan was on public exhibition from 13 December 2017 until 27 February 2018. Submissions were accepted until 2 March. During the exhibition period Council undertook the following community engagement:

- Information available on Council's website (1238 visited the page and 25 submissions were received);
- Consultation sessions onsite (83 conversations held);
- Consultation with key stakeholder groups;
- Consultation sessions at neighbouring town centres;
- Online survey through the Have Your Say Webpage (123 completed);
- Promotion in local papers, The Express, El-Telegraph and The Torch;
- Social media promotion;
- Promotion through a Parry Park master plan video (1099 views); and
- A flyer with information on the exhibition and consultation session was distributed in to over 4200 residents surrounding Parry Park.

Engagement with the community provided positive feedback for the Plan. The survey results supported this feedback and indicated that:

- 93% of respondents wanted a new playground;
- 90% wanted a wetland area;
- 88% wanted a shared walking path and bike path;
- 86% wanted public toilets;
- 82% wanted picnic shelter and seats;
- 81% wanted exercise equipment or fitness stations;
- 73% wanted improvements to sports fields and amenities;
- 70% wanted a footpath along Punchbowl Road;
- 70% wanted BBQ's;
- 66% wanted improved parking along Koala Road;
- 65% wanted more bridge crossings; and
- 46% wanted to retain the community event space and overflow parking precinct.

Some key information about how and who uses the park from the survey responses is included:

- 65.5% of respondents walk to the park;
- 22.2% use the park daily and 28.2% use it weekly;
- 45.5% use the park for exercise;
- 25.9% of respondents were part of a sporting club which uses Parry Park; and

- 99.1% of respondents would use the park more often if the proposed works were completed.

Written submissions were mostly supportive. Some suggestions or concerns were identified in some submissions. These have been considered and where appropriate, changes have been made. A summary of all written submissions and responses to the submissions are included in the submissions table which is attached to this report (Attachment B).

Amendments following Exhibition

Consideration of the survey results and written submissions has taken place to determine what changes need to take place in the final version of the Plan. Changes which have been made to the draft plan include:

- Remove the planted embankment along Punchbowl Road and remove red circles which indicate that the existing trees will be removed on page 46;
- Include a basketball court (half or full depending on fit) in park, possibly near the exercise equipment and relocate proposed new tree planting between the active recreation zone and the community facility zone to identify precincts;
- Identify within the plan that an engineering solution is required in the overflow car park area of precinct 1 to retain the multipurpose functionality of the space;
- Identify the importance for crime prevention through environmental design principles to be considered when completing works in the park, particularly around bridge crossings to ensure that safe crossing points are created for park users that deter anti-social behaviour; and
- Enlarge the community facilities precinct zone which indicates the area that is most suitable for any community facility development or expansion within the park.

Next Steps

Funding is currently available for the first stages of works along Koala Road and Stronger Community Funding has been committed for the next financial year to commence stage one of the playground.

Many of the proposed works at the site can proceed whenever funding is available such as upgraded sporting infrastructure and general landscape improvements. Other projects will require detailed design and approvals that will require some lead time, these high priority works within the plan will be incorporated into Council's forward works program for future consideration.

The preparation of a site specific Plan of Management for Parry Park to reflect the adopted Master Plan and formally allow some of the identified uses of the site will also be a high priority.

ITEM 8.2 **Belmore Oval Sports Precinct**

AUTHOR **City Future**

PURPOSE AND BACKGROUND

This report provides information on the progress of the Belmore Oval Sports Precinct Project.

A March 2017 Council Report (refer to Attachment A) in principle, supported the Canterbury Bankstown Bulldogs application to the State Government to improve the Belmore Oval Sports Precinct and support community needs. The purpose is to develop a facility that not only meets Canterbury Bankstown Bulldog's needs as a high performance sports facility but also the development of a more inclusive and accessible facility to deliver broader community objectives.

ISSUE

This report is an informative summary of the progress of the Belmore Oval Sports Precinct Project.

Council has undertaken a preliminary costing of works based on designs prepared and submitted by Canterbury Bankstown Bulldogs. This costing (approximately \$14 million) has come back well in excess of the proposed funding for the project (\$4 million).

As a result, a significant review of the scope of works is required.

RECOMMENDATION That -

1. Council note the estimated costs of works exceed current budget.
2. Council continue working with the Canterbury Bankstown Bulldogs on a revised scope of works for change rooms facilities within the oval utilising the allocation from Canterbury Bankstown Bulldogs and Office of Sport.
3. Council retain its contribution to deliver a multipurpose community space subject to the outcomes of the Masterplan for the broader Belmore Sports and Recreation Precinct.

ATTACHMENTS [Click here for attachments](#)

- A. March Council Report 2017 - Belmore Sports Oval Precinct
- B. High Level costing breakdown for Belmore Oval Sports Precinct
- C. Canterbury Bankstown Bulldogs Drawing Package as submitted for Federal funding grant

POLICY IMPACT

There are no policy implications as result of this recommendation.

FINANCIAL IMPACT

Council's 2017/2018 capital works budget allocated \$1.5 million to the Belmore Oval Sports Precinct Project. Funding is provided from s94 and would be restricted to future implementation of a multipurpose facility as determined by the Masterplan.

COMMUNITY IMPACT

Review of the Belmore Oval Sports Facility and potential provision of new facilities aligning with the Belmore Sports and Recreation Precinct Masterplan will provide a high performance sports facility and inclusive and accessible spaces for the broader community. Provision of the facilities will improve the communities' access to community spaces and pathways to sporting advancement.

DETAILED INFORMATION

Background

The figure below shows the area to be upgraded as part of the Belmore Oval Sports Precinct Project and the area under review.



Figure 1: Area to be upgraded as part of Belmore Oval Sports Precinct Project



Figure 2: Photo of area under review

A March 2017 Council Report in principle (refer to Attachment A), supported the Canterbury Bankstown Bulldogs application to the State Government to improve the Belmore Oval Sports Precinct and support community needs.

The Council resolved it would work with Canterbury Bankstown Bulldogs on project evaluation, final costing and review of community outcomes subject to confirmation of funding.

Lastly, Council would commence the preparation of a masterplan for the Belmore Sports and Recreation Precinct. The masterplan will identify a shared vision and future social and community opportunities.

Preparation of the masterplan commenced in February 2018 with the appointment of an independent consultant to provide master planning and community and stakeholder engagement services. Community and stakeholder engagement will include focus groups, community workshops, drop-in sessions, stakeholder meetings, a have your say page and Councillor Briefings. The first of a series of focus groups was held on Monday 9 April 2018. Further community consultation and engagement will occur over the next few months.

Note that the Masterplan is a separate project to this project and not a matter to be considered as part of this report.

Project Objectives

The Belmore Sports Oval Sports Precinct Project has the potential to deliver broader community benefit such as:

- A high performance sports facility
- inclusive and accessible spaces for the broader community

Project Status

In December 2017, Canterbury Bankstown Bulldogs Rugby League Club's application for major upgrades to Belmore Sports Facility was deemed eligible to secure funding under the NSW National Rugby League Centres of Excellence Program administered through the Office of Sport. A grant of \$2 million was awarded for this project to the Canterbury Bankstown Bulldogs subject to terms and conditions of the grant which included:

1. Funding by the City of Canterbury Bankstown and finalisation of an agreement with Council on project costing; and
2. The City of Canterbury Bankstown obtaining Crown approval given the current leasing and land ownership arrangements.

Funding Sources

The Funding sources for the project includes;

Funding Source	Amount
NSW National Rugby League Centre's of Excellence Program administered through the Office of Sport.	\$2M
Canterbury Bankstown Council	\$1.5M
Canterbury Bankstown Bulldogs	\$0.5M
Total	\$4M

Figure 3: Funding sources

On 12 February 2018 Council wrote to the Canterbury Bankstown Bulldogs noting that its \$1.5 million allocation towards the project was subject to further assessment of costing, adequate funding being provided by other sources, delivery of community benefits and agreement on its proposed use.

Scope of Works

The scope of works based on Canterbury Bankstown Bulldogs submission for Federal funding included (Refer to attachment C for plans);

- a multipurpose community room
- change rooms
- spa
- tunnel
- wrestling / multipurpose room
- lecture theatre with retractable seating

- improved connections with the adjacent Terry Lamb Reserve
- improved pathways for sports development

Independent Costings carried out by Council

Council sought quotations from independent Quantity Surveyors in March 2018 and engaged MDA Australia. The costings were based on the drawings provided by Canterbury Bankstown Bulldogs as part of Attachment C including SK002-A – Belmore Sports Existing Ground Plan, SK003-A – Proposed Ground Plan, SK012 – Proposed detailed Ground Plan – South Amenities and SK013 – Belmore Sports Perspectives.

The costing was procured to obtain an objective opinion from an independent party prior to committing funds to any agreed scope of works.

A high level costing for the Belmore Oval Sports Precinct was carried out and costed based on the scope of works. The overall price totaled \$14,166,506. Refer to Attachment B for high level costing breakdown for Belmore Oval Sports Precinct. This is well in excess of the \$4M funding allocated.

Workshop Outcome – 12 April 2018

A workshop between Council and Canterbury Bankstown Bulldogs was held on 12 April 2018.

As a result of the significant budget discrepancy, it was agreed that the scope of works would need to be reduced. Following discussions with both staff members of Council and Canterbury Bankstown Bulldogs it was agreed that the following spaces were the top two priorities for this project:

1. Female change rooms (to create a more equitable and high performance sports facility which can be utilised by both male and female players); and
2. A multipurpose community space that is inclusive and accessible for the broader community to utilise.

It was noted that it was highly likely that this would still be over budget if constructed in the same location as originally proposed, even with a reduced scope of works. Therefore several options were discussed:

Option 1: Canterbury Bankstown Bulldogs to investigate opportunities for additional funding.

Option 2: Undertake a fully revised scope of works, design options and alternative location to include change room and multi purpose facilities within the oval.

Option 3: The project could be staged with the change rooms delivered as a priority under the current funding from the State Government and Canterbury Bankstown Bulldogs. The community multipurpose space could be delivered at a location to be determined out of the work currently being undertaken with the Belmore Sports and Recreation Precinct Masterplan utilising the Council contribution. This may include a location within the greater precinct area.

At the workshop Canterbury Bankstown Bulldogs confirmed they will seek additional funding (Option 1), however it was recognised that this is unlikely.

Option 2 would require a complete review of design options. Council would need to undertake a full redevelopment of design concepts including identification of alternative sites within the Belmore sports facility to determine if the project can be delivered within the available funds. It is uncertain at this stage if this is feasible.

Option 3 would deliver the project objectives, although at a different location and timeline. Council would continue to oversee the design options for the change facilities at a suitable location to meet the needs of the Canterbury Bankstown Bulldogs developing a high performance sports facility. The scope of works would be based on available funding of \$2.5M from Canterbury Bankstown Bulldogs and the Grant from Office of Sport. Council would restrict its allocation to go towards a future community multipurpose space based on the outcomes of the Masterplan.

Based on managing risks, reducing the scope of works and containing the project within the available funds it is recommended that Option 3 be progressed. It is not known if this would have implications on the funding from the State Government however is considered this will still deliver the overall objectives of high performance sports facility and deliver inclusive and accessible spaces for the broader community.

Service and Operational Matters - 24 April 2018

ITEM 8.3 **Release of Drainage Easement and Recreation of a New Easement to Drain Water for 111 The River Road, Revesby**

AUTHOR **Planning**

PURPOSE AND BACKGROUND

Development Consent (DA 1236/2016/1) for 111 The River Road, Revesby was issued for the property that now requires the release of an existing Drainage Easement and recreation of a new Easement to Drain Water as outlined within this report.

ISSUE

Council is required to consent to the release of redundant Drainage Easement 1.83m wide and recreation of an Easement to Drain Water at 111 The River Road, Revesby.

RECOMMENDATION

That Council consent to the release of the Drainage Easement 1.83m wide and recreation of an Easement to Drain Water 1.83m wide at 111 The River Road, Revesby.

ATTACHMENTS [Click here for attachment](#)

- A. 111 The River Road easement

POLICY IMPACT

This matter has no policy implications.

FINANCIAL IMPACT OF RECOMMENDATIONS

This matter has no financial implications to Council as costs will be covered by the applicants.

COMMUNITY IMPACT

This matter does not impact on the community.

DETAILED INFORMATION

111 The River Road, Revesby

Development consent was issued for DA-1236/2016/1 by Canterbury Bankstown Council on 29 June 2017, for the Demolition of Existing Structures and Construction of an Attached Dual Occupancy and Torrens Title Subdivision.

The development was proposed over the existing Drainage Easement 1.83m wide, located diagonally through the property, draining the upstream catchment. The developer has applied to Council to relocate the existing pipeline and easement and the construction of a new diversion stormwater pipe within the site. The Council Development Consent granted approval for the developer to remove and relocate the drainage pipeline and required the developer to create a new easement over the new pipeline to benefit the Council.

A new 375mm diameter diversion stormwater pipeline was constructed by the developer. A Works-As-Executed plan was submitted identifying the location of the recently constructed drainage pipe, therefore rendering the existing Drainage Easement as redundant. The redundant easement is highlighted in Attachment A.

The developer is proposing to create a new Easement to Drain Water 1.83m wide which will be submitted to Council for endorsement. This is a requirement of the Development Consent and must be completed prior to, or at the time of subdivision of the land. The developer will also provide Council with the requisite easement release documents either as a separate application or with the subdivision of the land, upon the Council Resolution to do so.

As the existing Drainage Easement is now redundant and a new Easement to Drain Water is to be created, it is reasonable to proceed with the endorsement of the relevant easement release and recreation documents which will release the existing Drainage Easement 1.83m wide and recreate a new Easement to Drain Water 1.83m wide at the time of application.

9 COMMITTEE REPORTS

The following items are submitted for consideration -

- | | | |
|-----|--|-----|
| 9.1 | Minutes of the Canterbury Bankstown Traffic Committee Meetings held on 10 April 2018 | 113 |
| 9.2 | Minutes of the Ramadan Reference Group | 115 |

Committee Reports - 24 April 2018

ITEM 9.1 **Minutes of the Canterbury Bankstown Traffic Committee Meetings held on 10 April 2018**

AUTHOR **Operations**

PURPOSE AND BACKGROUND

Attached are the minutes of the Canterbury Bankstown Traffic Committee meeting held on 10 April 2018.

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

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

ISSUE

Recommendations of the Canterbury Bankstown Traffic Committee meeting.

RECOMMENDATION

That the recommendations contained in the minutes of the Canterbury Bankstown Traffic Committee meeting held on 10 April 2018, be adopted.

ATTACHMENTS [Click here for attachment](#)

A. Traffic Committee Meeting Minutes 10 April 2018

POLICY IMPACT

This matter has no policy implications to Council.

FINANCIAL IMPACT

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

COMMUNITY IMPACT

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

Committee Reports - 24 April 2018

ITEM 9.2 Minutes of the Ramadan Reference Group

AUTHOR City Future

ISSUE

Council to consider the recommendations from the Ramadan Reference Group. In particular to consider the proposed trial road closures for the last three weekends of Ramadan (2, 9, and 16 June 2018) subject to endorsement of the traffic committee and the allocation of necessary funding.

PURPOSE AND BACKGROUND

Attached are the minutes of the Ramadan Reference Group meeting held on 28 March and 11 April 2018.

The Group have been constituted to advise and make recommendations in relation to the running and management of Ramadan 2018 in Lakemba. They have, however, no delegated authority and cannot bind Council. While normally the minutes would be reported up to the Prosperity and Innovation Advisory Committee, timing of the event in May/June has required this to be reported separately to Council.

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

RECOMMENDATION That -

1. Council note the minutes of the Ramadan Reference Group held on 28 March and 11 April 2018.
2. Council, subject to the endorsement of the traffic committee meeting minutes, approve to trial road closures for the last three weekends of Ramadan 2018 (2, 9, and 16 June 2018).
3. The necessary funding for Ramadan 2018 be reflected in the next quarterly review process.

ATTACHMENTS [Click here for attachments](#)

- A. Minutes of the Lakemba Ramadan Event Reference Group meeting held 28 March 2018
- B. Minutes of the Lakemba Ramadan Event Reference Group meeting held 11 April 2018

POLICY IMPACT

This matter has no policy implications to Council.

FINANCIAL IMPACT

There will be financial implications associated with the trial road closures. This will be reflected in the next quarterly review.

COMMUNITY IMPACT

Ramadan is one of the most important times of year for many of our residents. Every year there is an increase in the number of people attending the Ramadan festival. The Reference group provides a valuable mechanism to engage with the community to ensure the event is managed effectively.

DETAILED INFORMATION

Ramadan is one of the most important times of year for many of our residents. This is primarily a religious holiday but the event has strong cultural and social significance.

The Lakemba Ramadan Festival is an annual event and it allows business owners of Haldon Street and Railway Parade to set up street stalls adjacent to their shops from 4pm to 3am for 30 days during the month of Ramadan.

For approximately 13 years, local business owners began assembling barbecues adjacent to their shop fronts, on the footpath, without approval. The street markets grew organically from these local residents trying to recreate their local traditional Ramadan night markets. This has now become a formalised process in an attempt to better control and regulate the event.

The amount of people attending the festival varies each day. Friday, Saturday and Sunday have the highest festival attendance. Every year there is an increase in the number of people attending the Ramadan festival. A review of the traffic management has occurred to address safety issues of all road users in this area.

Following a request from the Ramadan Reference Group a trial road closure on the last three Saturdays of Ramadan 2018 which are 2, 9 and 16 June 2018 has been proposed.

The trial road closure is proposed to close Haldon Street (between Gillies Street and The Boulevard) and Oneata Street just west of Haldon Street during the Ramadan Festival.

The proposed road closure also includes the kerbside lane on the western side of Haldon Street between the No. 176 Haldon Street (Aldi supermarket) and Gillies Street be closed to facilitate stalls operating on the footpath. The road closure will be reviewed after each event and changes made for the following week as required.

This was taken to the Traffic Committee Meeting held on 10 April 2018 which endorsed the proposed trial road closure.

This was also discussed as an agenda item at the Ramadan Reference Group held on 11 April 2018 which endorsed the trial road closure.

Council officers are working with Police and the State Emergency Service on the trial road closures.

There will be financial implications for Council with the road closures. Each road closure is estimated to cost approximately \$10,000 not inclusive of staff and infrastructure costs.

The Ramadan Reference Group recommended that Council provide the appropriate funding for the trial road closures for 2, 9 and 16 June 2018.

10 NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

The following items are submitted for consideration -

10.1 Questions with Notice	121
10.2 Hearing Loops in Council Facilities	123
10.3 Live Screening of the 2018 FIFA World Cup	125
10.4 Streets Design Manual	127
10.5 Provision of Recycling Bins at Sporting Fields	129
10.6 Installation of a Mother Language Day Monument	131

Notice of Motions & Questions With Notice - 24 April 2018

ITEM 10.1 **Questions with Notice**

AUTHOR **Corporate**

ISSUE

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

RECOMMENDATION

That the information be noted.

ATTACHMENTS [Click here for attachment](#)

A. Questions with Notice Table

Notice of Motions & Questions With Notice - 24 April 2018

ITEM 10.2 Hearing Loops in Council Facilities

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

“That a report be brought back to Council on the number of Council managed community facilities that have hearing loops and the costs and prioritisation of a roll out of hearing loops in the remainder of Council’s facilities.”

BACKGROUND

It is encouraging to hear that the Panania Senior Citizens Centre has recently had installed a hearing loop to assist those with hearing impairments. This is on top of the recently completed Yagoona Community Centre.

Hearing loops are an important assistive listening system which can transmit sounds to the telecoil in a hearing aid or to other types of hearing devices. Hearing loops are found in many different places such as theatres and cinemas, halls, customer service areas and some commercial facilities. Providing hearing loops in Council facilities delivers improved access to Council services and facilities.

One in six Australians has a hearing loss which is set to increase to one in four by 2050. In 2017, Council prepared a Disability Inclusion Action Plan to create a more inclusive and accessible environment that supports people with a disability.

Those with hearing loss are from all ages however as the population ages the number of residents affected is set to increase. Almost a quarter of residents living in the City of Canterbury Bankstown are 55 years old or greater.

For Council to deliver on the outcomes set out in the Disability Action Plan, as well as address the needs of seniors in the City I consider Council should be considering where our residents might benefit from facilities being upgraded with hearing loops.

Notice of Motions & Questions With Notice - 24 April 2018

ITEM 10.3 Live Screening of the 2018 FIFA World Cup

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

“That a report be brought back to the next meeting of Council on the feasibility, costs and benefits of providing live screening of the 2018 FIFA World Cup™.

This report is to consider:

- a preferred location
- the timing and number of games possible to show
- other activities to occur during the screening
- licencing requirements and guidelines
- costs and other resource implications”

BACKGROUND

From 14 June to 15 July 2018 the FIFA World Cup™ will be held in Russia. A total of 64 matches will be played in 12 venues located in 11 cities with the final taking place on 15 July. The World Cup is the pinnacle of the sporting code watched by millions of fans around the world.

In many cities public screening of major sporting events in public spaces has become a unique and vibrant activity. It provides fans with an exciting opportunity to experience all the action and atmosphere when it is not possible to attend the actual event.

We have an opportunity to bring the community together from all parts of the City of Canterbury Bankstown to cheer on Australia and support their team. Paul Keating Park, in the heart of the City of Canterbury Bankstown provides the ideal location and should be considered for the screening of such an event.

Notice of Motions & Questions With Notice - 24 April 2018

ITEM 10.4 Streets Design Manual

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

“That Council develop a Streets Design Manual to guide future capital works and inform planning controls to manage the impact of future development in our neighbourhoods.”

BACKGROUND

Our local roads are the lifeblood of our local residential areas. They play a number of critically important functions beyond the simple carriage of traffic and parking of cars and should be viewed as network of public spaces where we can recreate, support biodiversity, connect the community and have as safe pedestrian and cycling environments.

As densities continue to increase in our traditional low density areas, so too has the challenge of avoiding our streets becoming dormant car parking lots. I would like Council to be at the forefront when it comes to managing the impacts of increasing development density on our residential streets.

The development of a Street Design Manual would serve two purposes. Firstly it would identify the different types of streets and how they should be managed as change/growth occurs. This would guide future capital works on our roads as well as provide specific improvements to be funded from development through a development contribution.

Secondly the Manual would inform the preparation of the new Canterbury Bankstown Local Environmental Plan and Development Control Plan providing appropriate controls on new development.

I acknowledge there is no quick fix solution here and that each street is unique in its make-up, its community and expectations. However there is an opportunity to create great streets that improve the look and feel of our suburbs and provide a sustainable network of transport for all modes of travel.

Notice of Motions & Questions With Notice - 24 April 2018

ITEM 10.5 Provision of Recycling Bins at Sporting Fields

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

“That Council investigate options for providing recycling facilities at sporting fields including distribution and costs.”

BACKGROUND

Recycling is important because it helps to reduce the amount of waste going to landfill, while also conserving valuable resources and helping to conserve energy. For example recycling aluminium can save more than 95% of the energy that is required to manufacture aluminium from raw materials.

Recycling is a simple and positive environmental action that anyone can do. Most people recycle at home, using their yellow lidded recycling bin. However Council does not provide recycling bins to all sporting fields across the LGA.

With the introduction of the Return and Earn Container Deposit Scheme there is an opportunity to expand recycling in our area and have sporting associations do their bit for the environment and make some money at the same time.

To assist this I am requesting a report on an understanding of the process of providing bins or other recycling facilities as well as the cost implications on Council.

Notice of Motions & Questions With Notice - 24 April 2018

ITEM 10.6 Installation of a Mother Language Day Monument

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

“That Council investigate the costs, design and possible locations for the installation of a Mother Language Day Monument to promote peace, linguistic and cultural diversity in the city.”

BACKGROUND

The 2016 Census identified that over 50 per cent of Canterbury-Bankstown’s residents were born overseas, 41% from countries where English was not their first language. Languages worldwide are facing a future more uncertain especially as the global spread of the four or five international super languages (English, Mandarin, Arabic, Spanish, etc) are gradually pushing people to discontinue speaking their mother language. When languages fade, so does the world's rich tapestry of cultural diversity.

In recognition of the importance of promoting the awareness of linguistic and cultural diversity, in 1999 UNESCO proclaimed February 21 to be International Mother Language Day. It is observed on February 21 to recognise the 1952 Bengali Language Movement in memory of four students demonstrators, Salam, Rafiq Jabbar and Barkat, who sacrificed their lives to protect the Bangla language.

Around the world there are several monuments recognising this important day and promotion of peace and multilingualism. As 2019 will be the 10th Anniversary of the UNESCO declaration of International Mother Language Day, and to respect and celebrate the diversity of cultures in the City of Canterbury Bankstown, the development of an International Mother Language Day monument in Roseland Ward would be a fantastic addition in this city.

As a result I am proposing that Council investigate a possible location, design and cost of a monument and report back to Council.

11 QUESTIONS FOR NEXT MEETING

12 CONFIDENTIAL SESSION

12.1 SSROC Tender T2017-13_2: Supply and Delivery of 20% Renewable Energy and 80% Grid Electricity

12.2 T16-18 Construction of Jensen Park Synthetic Pitch

12.3 Property Matter - 443 Henry Lawson Drive, Milperra

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 12.1, 12.2, 12.3 in confidential session for the reasons indicated:

Item 12.1 SSROC Tender T2017-13_2: Supply and Delivery of 20% Renewable Energy and 80% Grid Electricity

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 12.2 T16-18 Construction of Jensen Park Synthetic Pitch

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 12.3 Property Matter - 443 Henry Lawson Drive, Milperra

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