



# AGENDA FOR THE ORDINARY MEETING

27 June 2017





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

The following minutes are submitted for confirmation -

1.1 Minutes of the Ordinary Meeting of Council of 23 May 2017 .....7



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**MINUTES OF THE  
ORDINARY MEETING OF COUNCIL  
HELD IN COUNCIL CHAMBERS  
ON 23 MAY 2017**

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**PRESENT:** Administrator – Richard Colley

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**THE ADMINISTRATOR DECLARED THE MEETING OPEN AT 6.00 PM**

**REF: CONFIRMATION OF MINUTES**

**(412)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That the minutes of the Ordinary Council Meeting held on 18 April 2017 be adopted.

**SECTION 2: LEAVE OF ABSENCE**

Nil

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

Nil

**SECTION 4: ADMINISTRATOR MINUTES**

**ITEM 4.1 VINNIES CEO SLEEPOUT**

**(413)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That the minute be noted and other local business and community leaders be encouraged to register for the Vinnies CEO Sleepout at the Sydney Cricket Ground on 22 June 2017.

**ITEM 4.2 LOCAL GOVERNMENT REMUNERATION TRIBUNAL - DETERMINATION OF MAYOR AND COUNCILLOR FEES 2017/18**

**(414)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That effective from 1 July 2017 Council adopts the following fees structure, as determined by the Local Government Remuneration Tribunal:

Mayor Additional Fee	\$84,330 pa
Councillor Fee	\$28,950 pa

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**ITEM 4.3 TERRY RAPER MEMORIAL BOWLS**

**(415)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That a donation of \$1000 be made to the 2017 Terry Raper Memorial Bowls tournament from Councils Section 356 Financial Assistance Fund.

**SUSPENSION OF STANDING ORDERS**

**(416)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That

- i) Permission be granted to those people who have made the necessary application to address Council for five minutes.
- ii) Standing Orders be suspended and Items 6.3, 6.4 and 6.12 be dealt with now.
- iii) Standing Orders then be resumed.

**SECTION 6: REPORT OF THE GENERAL MANAGER**

**ITEM 6.3 SYDENHAM TO BANKSTOWN METRO**

MS BARBARA COOREY ADDRESSED COUNCIL IN RESPECT OF ITEMS 6.3 AND 6.4.

**(417)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That Ms Barbara Coorey be given an extension of one minute to address Council.

**(418)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council prepares a formal response to the "Sydney Metro Southwest Environmental Impact Statement" (EIS).
2. Council host a Members of Parliament (MP) level symposium to advocate for a whole of government design led approach to planning and developing the metro and surrounding urban renewal corridor..



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**ITEM 6.4 SYDENHAM TO BANKSTOWN URBAN RENEWAL CORRIDOR**

**(419)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council endorse the Canterbury Cooks River Precinct (focusing on Tasker Park) for the 2017 Priority Precinct funding.
2. Council allocate sufficient resources and funds as part of the quarterly review process to respond to the matters outlined in this report.

**ITEM 6.12 PROPOSED PUBLIC LAND RECLASSIFICATION OF DRAINAGE RESERVES -  
AMENDMENT TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012**

**(420)** MR MILTON KODOS ADDRESSED COUNCIL.

MR MILTON KODOS TABLED A PETITION RELATING TO COUNCILS DRAFT DRAINAGE RESERVE POLICY.

MR JOHN LIATSOS ADDRESSED COUNCIL.

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. The information be noted.
2. The draft Planning Proposal as shown in the Attachments be endorsed and referred to the Minister to make the necessary changes to Council's Local Environmental Plan.

**STANDING ORDERS WERE RESUMED.**

**SECTION 5: PLANNING MATTERS**

**ITEM 5.1 HERITAGE INCENTIVES**

**(421)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council provides in principle support to:
  - 1.1 Establishing a heritage fund covering the entire Canterbury-Bankstown Council area.
  - 1.2 Heritage listed properties in Canterbury-Bankstown being exempt from development application and notification/advertising fees subject to the criteria outlined in this report.

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2. Subject to Item 1, a relevant policy addressing the above be prepared and submitted to Council for its consideration.
3. The extended coverage of the heritage advisory service outlined in this report be adopted.

**ITEM 5.2                                 PREPARATION OF A DEED FOR METRO SITE, 242-258B CANTERBURY ROAD AND 1-13 CLOSE STREET, CANTERBURY**

**(422)**                                 MOVED AND RESOLVED BY THE ADMINISTRATOR

That the General Manager be authorised to enter into a deed to provide a new trigger date and bank guarantee to apply to the dedication of land for road works at the Metro site 242-258B Canterbury Road and 1-13 Close Street, Canterbury.

**SECTION 6:                                 REPORT OF THE GENERAL MANAGER**

**ITEM 6.1                                 DRAFT 2017-18 OPERATIONAL PLAN, BUDGET AND SCHEDULE OF FEES AND CHARGES**

**(423)**                                 MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council note the introduction of the NSW Government's Fire and Emergency Services Levy and calls on the State Government to better inform the community on its impact and Council's role in administering the levy on households.
2. In accordance with Section 405 of the *Local Government Act 1993*, the draft Operational Plan 2017-18, including the draft 2017-18 Budget and draft 2017-18 Schedule of Fees and Charges – Attachment A to the Report – be placed on public exhibition.
3. The proposed Rating and Annual Charges for 2017-18 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 2017-18 making provision for an ad valorem structure and an increase to Council's general income equivalent to the percentage of

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1.5%, as specified by the Independent Pricing & Regulatory Tribunal (IPART).

- (ii) A Minimum Ordinary Residential Rate of \$590.85 in respect of each separate parcel of rateable land in the City categorised as Residential land.
- (iii) A Minimum Ordinary Business Rate of \$722.50 for each parcel of rateable land in the City categorised as Business.
- (iv) Annual charges from Domestic Waste collection be set at \$485.00 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

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- 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 2017-18 making provision for an ad valorem structure and an increase to Council's general income equivalent to the percentage of 1.5%, as specified by the Independent Pricing & Regulatory Tribunal (IPART).
- (ix) A Minimum Ordinary Residential Rate of \$662.35 in respect of each separate parcel of rateable land in the City categorised as Residential land.
- (x) A Minimum Ordinary Business Rate of \$662.35 for each parcel of rateable land in the City categorised as Business.
- (xi) Annual charges from Domestic Waste collection be set at \$420.00 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.

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- **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.
5. The Section 94A Development Contributions Plan – Bankstown (Amendment No. 4) (Attachment B) and the Canterbury Development Contributions Plan 2013 (Amendment No. 1) (Attachment C) be placed on public exhibition.
6. Council's proposed 'Rates and Charges Debt Recovery and Hardship Assistance Policy' (Attachment D) be exhibited for public comment and subsequently reported, following its exhibition.

**ITEM 6.2**

**QUARTERLY BUDGET REVIEW - PERIOD ENDING 31 MARCH 2017**

**(424)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That Council adopt the March 2017 Quarterly Budget Review, as outlined in the report.

**ITEM 6.3**

**SYDENHAM TO BANKSTOWN METRO**

THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 418 ON PAGE 2 OF THESE MINUTES.

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**ITEM 6.4**                    **SYDENHAM TO BANKSTOWN URBAN RENEWAL CORRIDOR**  
THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 419 ON PAGE 3  
OF THESE MINUTES.

**ITEM 6.5**                    **COUNCIL'S SUBMISSION FOR THE PARLIMENTARY ENQUIRY INTO THE WASTE  
DISPOSAL INDUSTRY**

**(425)**                        MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council endorse the submission to the NSW Parliamentary Enquiry into the Waste Disposal Industry as shown in Attachment A.
2. Council forward a copy of the submission to the NSW Legislative Council.

**ITEM 6.6**                    **COUNCIL POLICIES**

**(426)**                        MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council endorse the Policies as outlined in the report.
2. Council carry out the relevant public exhibition process and reporting process, as outlined in the report.

**ITEM 6.7**                    **CODE OF MEETING PRACTICE - AMENDMENT TO 2017 SCHEDULE OF COUNCIL  
MEETINGS**

**(427)**                        MOVED AND RESOLVED BY THE ADMINISTRATOR

That the amended 2017 Schedule of Council Meetings be adopted as outlined in this report.

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**ITEM 6.8**

**REQUESTS FOR FINANCIAL ASSISTANCE AND DONATIONS**

**(428)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. A donation of \$100.00 be made to Jason Parmaxidis of Picnic Point who was selected to represent NSW at the ACIS Australian Little Athletics National Championships for the Under 13 Shot Put, Discus and Javelin on 22 and 23 April 2017 at Sydney Olympic Park Athletic Centre.
2. A donation of \$100.00 be made to Yehia Hasanen of Bankstown on his selection to the 18th Senior Oceania Karate Championships which were held at the Whitlam Leisure Centre, Liverpool on 7 April 2017.
3. A donation of \$250.00 be made to Natalia Taychouri of Yagoona on her selection to the 2017 Acrobatics State Team. The National Championships will be held from 1 June to 4 June, 2017 at Hisense Arena, Melbourne Park.
4. A donation of \$250 be made to Carla Tremolada of Condell Park on her selection to the 2017 Australian Championships for the Gymnastics NSW Trampoline State Team. The National Championships will be held from 30 May to 4 June, 2017 at Hisense Arena, Melbourne Park.
5. A donation of \$400.00 (equivalent to the hire fee for the use of Salt Pan Creek Reserve Parklands) be made to Club Rivers who hosted a Superhero Charity Walk on Sunday 7 May 2017 within the Salt Pan Creek Reserve Parklands.
6. A donation of \$302.00 (equivalent to the hire fee and waste charges for the use of Neptune Park, Revesby) be made to the organisers of The Bill Crews Cup Family Gala Day which is being held at Neptune Park, Revesby on 5 July 2017.
7. A donation of \$250.00 be made to the Bankstown District Amateur Football Association Inc who are hosting a barbecue and presentation day at Playford Park, Padstow at the end of the six week "Football4All" program for the three schools in the Bankstown District who cater for children with special needs.

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- ITEM 6.9**                    **AMENDMENTS TO FEES AND CHARGES - MINOR WORKS ON PRIVATE LAND**  
**(429)**                        MOVED AND RESOLVED BY THE ADMINISTRATOR
- That Council adopt the proposed fees and charges for the carrying out of works on private land as outlined in this report.
- 
- ITEM 6.10**                   **AMENDMENTS TO FEES AND CHARGES - RAMADAN 2017 ACTIVITIES IN LAKEMBA**  
**(430)**                        MOVED AND RESOLVED BY THE ADMINISTRATOR
- That Council adopt the proposed fees and charges for the Ramadan street stall application.
- 
- ITEM 6.11**                   **RELEASE OF TWO DRAINAGE EASEMENTS - 135 MIMOSA ROAD, GREENACRE AND**  
**34 HYDRAE STREET, REVESBY**  
**(431)**                        MOVED AND RESOLVED BY THE ADMINISTRATOR
- That Council consent to the release of the Drainage Easement at 135 Mimosa Road, Greenacre and Easement for Drainage 34 Hydrae Street, Revesby.
- 
- ITEM 6.12**                   **PROPOSED PUBLIC LAND RECLASSIFICATION OF DRAINAGE RESERVES -**  
**AMENDMENT TO CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012**  
THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 420 ON PAGE 3  
OF THESE MINUTES.
- 
- ITEM 6.13**                   **CASH AND INVESTMENT REPORT AS AT 30 APRIL 2017**  
**(432)**                        MOVED AND RESOLVED BY THE ADMINISTRATOR
- That
1.        The Cash and Investment Report as at 30 April 2017 be received and noted.



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2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

**SECTION 7: COMMITTEE REPORTS**

**ITEM 7.1 MINUTES OF THE CANTERBURY BRANCH AND BANKSTOWN BRANCH TRAFFIC COMMITTEE MEETINGS HELD ON 9TH MAY 2017**

**(433)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That the recommendations contained in the minutes of the Canterbury Branch Traffic Committee and Bankstown Branch Traffic Committee meetings held on 9 May 2017, be adopted.

**SECTION 8: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE**

Nil

**SECTION 9: MATTERS FOR INFORMATION**

**ITEM 9.1 REPORT ON DEVELOPMENT APPLICATIONS AND SECTION 96 APPLICATIONS DETERMINED FOR APRIL 2017**

**(434)** MOVED AND RESOLVED BY THE ADMINISTRATOR

That the contents of this report be noted.

**SECTION 10: QUESTIONS FOR NEXT MEETING**

Nil

**SECTION 11: CONFIDENTIAL SESSION**

**(435)** MOVED AND RESOLVED BY THE ADMINISTRATOR

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

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**MINUTES OF THE  
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- Item 11.1 T80-16 - Tender for Lang Road Cooks River Footbridge Replacement and Associated Works

*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.*

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

- Item 11.2 T41-17 - Lifts Upgrade at Civic Tower

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

- Item 11.3 Legal Matter - 46-47 South Parade Campsie

*This report is considered to be confidential in accordance with Section 10A(2)(g) of the Local Government Act, 1993, as it relates to advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.*

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 6.40 PM AND  
REVERTED BACK TO OPEN COUNCIL AT 6.41 PM**

**ITEM 11.1**

**T80-16 - TENDER FOR LANG ROAD COOKS RIVER FOOTBRIDGE REPLACEMENT  
AND ASSOCIATED WORKS**

**(436)**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. In accordance with Clause 178 (1) (b) Council declines to accept any tenders received for the design and construction of the Pedestrian Bridge over Cooks River at Lang Road, Hurlstone Park and associated works.
2. In accordance with Clause 178(3)(a) & (b) Council cancel the tender and call for fresh tenders for the required works as outlined in the report.

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- 3 Council notifies the tenderers in writing and thanks them for tendering.

**ITEM 11.2  
(437)**

**T41-17 - LIFTS UPGRADE AT CIVIC TOWER**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. Council accepts the tender received from Schindler Lifts Pty Ltd for an amount of \$1,461,957.00 (excluding GST) for lifts upgrade at Civic Tower.
2. The General Manager be authorised to enter into a contract and sign all documentation in accordance with Council's resolution, as required.
3. Council notifies the unsuccessful tenderers in writing and thank them for tendering.

**ITEM 11.3  
(438)**

**LEGAL MATTER - 46-47 SOUTH PARADE CAMPSIE**

MOVED AND RESOLVED BY THE ADMINISTRATOR

That

1. The information be noted.
2. The Administrator and the General Manager be delegated authority to address the matter as required.
3. A further report regarding the matter be submitted to Council, as required.

**THE MEETING CLOSED AT 6.42 PM**

Minutes confirmed 27 JUNE 2017

.....  
Administrator



**2 LEAVE OF ABSENCE**



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





## **4 ADMINISTRATOR MINUTES**

The following item is submitted for consideration -

4.1 Property Matter - Hurlstone Park Bowling Club

27



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## Administrator Minutes - 27 June 2017

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### ITEM 4.1                      Property Matter - Hurlstone Park Bowling Club

At its Ordinary Meeting in March 2017, Council considered the significant property management issues associated with the Hurlstone Park Bowling Club (Bowling Club) and a suggested approach to addressing the matter.

Inherently, Council's intentions were to:

- provide our community the opportunity to help shape the future of the site, through a public engagement process; and
- importantly, provide the Bowling Club an opportunity to address/resolve some of the more urgent structural and hazardous conditions associated with the property, which was a condition of their lease, and in turn allow them to continue to operate during the public engagement process.

I understand that despite Council's numerous attempts to try and negotiate a workable outcome, the Bowling Club had regrettably advised Council that it intended to cease operations.

Shortly after the March 17 meeting, Council had become aware of a potential amalgamation with Canterbury-Hurlstone Park RSL Club, who I understand were willing to work closely with both the Bowling Club and Council, and continue its operations, as originally intended above.

Again, the Bowling Club have chosen not to pursue this option and have indicated their preference to end the Club's operations.

It's with great disappointment that the Bowling Club have chosen to take this approach, considering the cooperative approach and opportunities presented to them to remain open.

I urge the Bowling Club to reconsider their decision and look to continue their discussions with Canterbury-Hurlstone Park RSL Club to reach a mutually agreeable approval to amalgamate, for the good of the community.



## **5 PLANNING MATTERS**

The following items are submitted for consideration -

- |     |  |    |
|-----|--|----|
| 5.1 | Planning Proposal - Various Amendments to Canterbury Local Environmental Plan 2012 | 31 |
| 5.2 | Residential Development Strategies Update Report                                   | 35 |



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## Planning Matters - 27 June 2017

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### **ITEM 5.1                      Planning Proposal - Various Amendments to Canterbury Local Environmental Plan 2012**

**AUTHOR                      Planning**

#### **ISSUE**

This report seeks Council approval to make amendments to the planning proposal and to exhibit a planning proposal to address anomalies and drafting errors in the Canterbury Local Environmental Plan 2012.

#### **RECOMMENDATION** That -

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1.        The planning proposal be amended by removing a number of sites situated within the Canterbury Road corridor study area and making other minor changes as outlined in the report.
2.        Council exhibit the revised planning proposal as shown in Attachment B.
3.        This matter be reported to Council following the exhibition period.

#### **BACKGROUND**

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The former Canterbury Council considered a report on the proposed amendments to CLEP 2012 on 12 November 2015 when it resolved to prepare a planning proposal for submission to the Department of Planning and Environment (DP&E) for a Gateway Determination. A copy of the Council report is shown in Attachment A.

The planning proposal seeks to make a number of minor amendments to improve the overall operation and accuracy of the CLEP, as follows:

i.        Amendments to the planning instrument

<b>Item</b>	<b>Proposed amendment</b>	<b>Description and nature of change</b>
<b>1</b>	Add - Emergency Service Facility to the RE1 Public Recreation zone.	The amendment was initially proposed to address a non-conforming use (State Emergency Service - SES facility) at 105-109 Hannans Rd, Narwee. SES facilities are not permitted in RE1 zoned land nor are they permitted under the Infrastructure SEPP 2007. To address this anomaly, it is considered appropriate to allow SES facilities use in all RE1 zone.

Item	Address	Description and nature of change
2	Remove the B6 zone objective – ‘to provide for residential uses, but only as part of a mixed use development’.	The inclusion of this objective for the Zone B6 Enterprise Corridor is a typographical error as residential accommodation is a prohibited use within the zone.

ii. Proposed amendments to Schedule 5 Environmental Heritage

Item	Address	Proposed amendment	Nature of change
3	Inter war urban park – Mary MacKillop Reserve, located at 260, 260A and 262 Canterbury Road, Canterbury	Insert the word “Saint” so that the description reads – “Inter war urban park - Saint Mary MacKillop Reserve”.	This amendment is an update to reflect canonisation of Mary MacKillop by the Catholic Church in 2010.
4	Canterbury Sugar Mill (former), located at 2-4 Sugar House Road, Canterbury.	Replace the word “Mill” with word “Works” to read – “Canterbury Sugar Works”.	This is a minor adjustment to correct the name of the site.
5	Methodist Cemetery, located at 96A Moorefields Road, Kingsgrove	Remove letter “e” from the word Moorefields to read – “Moorfield’s Methodist Cemetery	This is a minor typographical change to reflect the correct spelling of the cemetery name.

iii. Mapping amendments

Item	Address	Description and nature of change
6	46 Fairmount St, Lakemba	Amendment to remove this site from the Land Reservation Acquisition (LRA) map to reflect the recent acquisition of the land by Council.
7	15 Wangee Rd, Lakemba	Amendment to remove this site from the Land Reservation Acquisition (LRA) map to reflect the recent acquisition of the land by Council.
8	39 Ludgate St, Roselands	Amendment to remove this site from the Land Reservation Acquisition (LRA) map to reflect the recent acquisition of the land by Council.
9	34 Allan Ave, Belmore	Amendment to add this site to the Land Reservation Acquisition (LRA) map to reflect the existing RE1 Public Recreation Zone.
10	102-102A Rogers St Roselands	Amendment to rectify a mapping error which shows two different zones for the site and consequential amendments to the height and FSR maps. Amendments include: <ul style="list-style-type: none"> <li>• Land zoning map to change from two zonings of IN2 and R3 into one Zone IN2 Light Industrial.</li> <li>• Height of building map to change from two different height limit of 8.5m and no height limit into no height limit, to be consistent with the IN2 Light Industrial zone.</li> <li>• Floor Space Ratio Map to change from two FSR of 1:1 and 0.5:1 into one FSR of 1:1, to be consistent with the IN2 Light Industrial zone.</li> </ul>



Item	Address	Description and nature of change
11	3 Sunbeam St and 60 Charlotte St	<ul style="list-style-type: none"> <li>• Adjust zone boundary between R4 High Density Residential and B1 Neighbourhood Centre to reflect the final subdivision layout.</li> <li>• Amend the Height of Building Map so that it aligns with the zoning boundaries.</li> <li>• Amend the Floor Space Ratio Map so that it aligns with the zoning boundaries.</li> </ul>

## REPORT

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### Draft Canterbury Road Corridor Study

Council has commenced a strategic review of the existing policy framework for the Canterbury Road corridor. A number of sites in the planning proposal are situated within the corridor study area, these sites are:

- 117 Rosemont Street, Punchbowl
- 1214-1224 Canterbury Road, Roselands
- 1147-1157 Canterbury Road, Wiley Park
- 126 Dudley Street, 98 and 100 Broadway and 1249, 1261, 1263 and 1265 Canterbury Road, Punchbowl and
- 504-514 Burwood Road and 2 Wilson Street, Belmore.

The findings of the corridor study may affect these sites. It is recommended these sites be removed from the current planning proposal and that they be addressed as part of the corridor study.

### Gateway Determination

A planning proposal submission was prepared and forwarded to the Department of Planning and Environment (DP&E) in January 2016. A conditional Gateway determination was issued on 3 March 2016 allowing Council to proceed to public exhibition. A copy of the revised planning proposal is shown in Attachment B.

### Next steps and public exhibition

The next stage of the process is to publicly exhibit the planning proposal. The Gateway Determination did not specify any community consultation requirements apart from the need to publicly exhibit the planning proposal for 28 days and public exhibition of the planning proposal be carried out in accordance with the DP&E's *A Guide to Preparing LEPs*.

The following community consultation is proposed:

- Public exhibition to commence in July 2017 for a minimum of 28 days.
- Notification in the Council column of local newspapers.
- Notification letters sent to directly affected, adjoining and nearby property owners.
- Advertising of the proposal on Council website and at Council service centres at Campsie and Bankstown.

### Conclusion

It is recommended the exhibition of the planning proposal as outlined be endorsed and a further report be submitted to Council following the conclusion of the exhibition period.

## **POLICY IMPACT**

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This report has no direct policy implications.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

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This report has no financial implications.

## **RECOMMENDATION** That -

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1. The planning proposal be amended by removing a number of sites situated within the Canterbury Road corridor study area and making other minor changes as outlined in the report.
2. Council exhibit the revised planning proposal as shown in Attachment B.
3. This matter be reported to Council following the exhibition period.

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

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- A. Council report
- B. Planning Proposal

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## Planning Matters - 27 June 2017

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### **ITEM 5.2 Residential Development Strategies Update Report**

**AUTHOR** Planning

### **ISSUE**

This report provides directions for the consolidation of the former Bankstown and Canterbury City Councils' residential development strategies into a single local housing strategy.

### **RECOMMENDATION** That -

1. Council note the RDS Update Report as shown in Attachment A.
2. Council endorse the directions for a local housing strategy as outlined in this report.

### **BACKGROUND**

#### **Former Councils' Residential Development Strategies**

In 2005, the Department of Planning & Environment directed the former Bankstown and Canterbury City Councils to prepare residential development strategies to deliver the following 25 year targets in the period 2006–31:

	<b>Dwelling Target</b>	<b>Jobs Target</b>
Former Bankstown City Council	22,000 dwellings	8,000 jobs
Former Canterbury City Council	7,100 dwellings	500 jobs

In 2009, the former Bankstown City Council adopted the Residential Development Study. A key strategic direction is to focus housing growth in centres that offer good access to public transport, shops, community facilities and open space to service the growing population. Since 2009, the former Council adopted Local Area Plans to implement the strategic directions and actions of the Residential Development Study.

In 2012, the former Canterbury City Council adopted the Residential Development Strategy. Around three quarters of the local redevelopment opportunities were in the R3 and R4 residential zones. Other opportunities were in the centres, Riverwood North, Clemton Park Village (former Sunbeam site) and the Canterbury Road Corridor. Since 2012, the former Council amended the Local Environmental Plan to implement aspects of the Residential Development Strategy.

## Requirement to prepare a new local housing strategy

In 2016, the Greater Sydney Commission released the Draft South District Plan. The Draft Plan proposes to establish a 20 year dwelling target (2016–36) for the newly merged Canterbury–Bankstown Council, and will require Council to prepare a local housing strategy to action this target.

The purpose of this report is to provide a starting point to inform a local housing strategy for Canterbury–Bankstown Council by:

- Providing an update on the delivery of the former Bankstown and Canterbury City Councils' dwelling targets.
- Providing directions for the consolidation of the former Bankstown and Canterbury City Councils' residential development strategies into a single local housing strategy.

The RDS Update Report (as shown in Attachment A) outlines the directions in more detail.

## REPORT

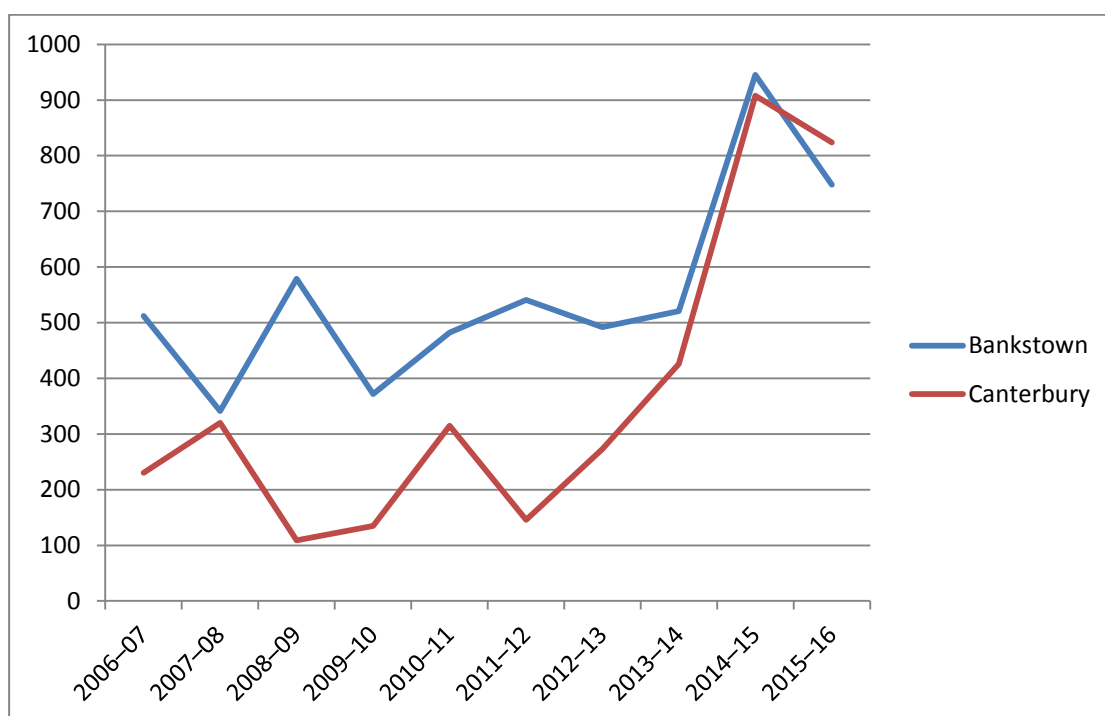
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### Update on the delivery of the current dwelling targets

In the period 2006–16, the former Bankstown City Council's dwelling stock increased by 5,533 dwellings and the former Canterbury City Council's dwelling stock increased by 3,686 dwellings (refer to Figure 1).

Combined, the former Councils recorded the 7<sup>th</sup> highest dwelling increase compared to the 33 councils that make up the Greater Sydney Region. This is a substantial contribution to Sydney's dwelling stock compared to most established councils.

**Figure 1:** Net dwelling completions (2006–16).



(Source: Metropolitan Development Program, Department of Planning & Environment)

This trend indicates the former Bankstown and Canterbury City Councils will continue to meet the State Government's urban consolidation objectives and dwelling targets.

Other observations include:

- The former Bankstown and Canterbury City Councils are well-established urban areas with little surplus land for rezoning. Local redevelopment opportunities exist in centres that offer good access to public transport, shops, community facilities and open space to service the growing population.
- In relation to housing choice, the net dwelling stock in the former City of Bankstown increased by 1,834 dwellings in the centres and 3,699 in the suburban neighbourhoods (2006–16). In future, the implementation of the Local Area Plans is likely to see shop top housing and apartments in the centres increase as a proportion of new dwellings entering the market.

The net dwelling stock in the former City of Canterbury increased by 1,702 dwellings in the centres and 1,984 in the suburban neighbourhoods (2006–16). Whilst shop top housing and apartments represent 90% of all new dwellings built, a significant proportion has occurred in the suburban neighbourhoods. Construction activity along the Canterbury Road Corridor is a primary contributor to the supply figure.

- The development rate increased in 2014 due to a combination of factors. In the former City of Bankstown, the increase reflects the close alignment of the apartment market with the boom–bust investment cycle. In the former City of Canterbury, the increase reflects pent up housing demand after a period of low dwelling growth, the commencement of construction activity along the Canterbury Road Corridor, and Part 3A approvals at Clemton Park (former Sunbeam site) and Riverwood North.

### **Directions for Canterbury–Bankstown Council's Local Housing Strategy**

The following directions provide a starting point to inform a local housing strategy for Canterbury–Bankstown Council.

***Direction 1: Continue to focus housing growth in centres that offer good access to public transport, shops, community facilities and open space to service the growing population.***

The consolidation of the former Bankstown and Canterbury City Councils' residential development strategies into a single local housing strategy should continue to implement the current planning framework, namely:

- Continue to focus housing growth in centres that offer good access to public transport, shops, community facilities and open space to service the growing population.
- Continue to protect the low density, landscaped character of the suburban neighbourhoods.

As outlined in the RDS Update Report, the current planning framework is shown to provide sufficient capacity to meet housing needs to 2036. A substantial amount of work and investment has occurred to implement the current planning framework, with ongoing implementation via the Local Area Plans, the Canterbury Road Corridor Review, and the Draft Sydenham to Bankstown Urban Renewal Corridor Strategy.

There is no pressing need to identify any new investigation (growth) areas to meet the dwelling targets or to accelerate housing supply.

To ensure the delivery of housing supply continues in a coordinated and orderly manner, the types of planning proposals that Council may progress whilst it prepares the Local Housing Strategy must comply with certain criteria as outlined in the RDS Update Report.

**Action 1.1:** Continue to implement the current planning framework as outlined in the former Bankstown and Canterbury City Councils' residential development strategies, namely:

- Continue to focus housing growth in centres that offer good access to public transport, shops, community facilities and open space to service the growing population.
- Continue to protect the low density, landscaped character of the suburban neighbourhoods.

**Action 1.2:** Continue to prepare Local Area Plans to implement the local housing strategy.

**Action 1.3:** Implement the findings of the Canterbury Road Corridor Review.

**Action 1.4:** Apply criteria to decide the types of planning proposals that Council may progress whilst it prepares the Local Housing Strategy.

***Direction 2: Reflect the new Community Strategic Plan.***

In May 2016, the State Government merged the former Bankstown and Canterbury City Councils to form Canterbury–Bankstown Council, now the largest Council in NSW with 360,000 residents. It would be timely for the local housing strategy to reflect the vision and priorities of Council's new Community Strategic Plan, scheduled to be adopted in 2018.

**Action 2.1:** Reflect the vision and priorities of the new Community Strategic Plan.

**Direction 3: Respond to the Draft South District Plan.**

In 2016, the Greater Sydney Commission released the Draft South District Plan. The Draft Plan proposes to establish a 20 year dwelling target (2016–36) for the newly merged Canterbury–Bankstown Council, and will require Council to prepare a local housing strategy to action this target. To inform the local housing strategy, the Draft South District Plan (Action L3) will require Council:

- To deliver a 5 year target of 13,250 dwellings. The implication is Council will move up to record the 4<sup>th</sup> highest dwelling increase in the next 5 years, compared to the 33 councils that make up the Greater Sydney Region.
- To investigate local opportunities with a particular focus on the Sydenham to Bankstown Urban Renewal Corridor and other areas with high accessibility.
- To work with the Land & Housing Corporation to progress the redevelopment of the Riverwood North Estate.

However, this proposal by the Draft Plan to increase housing capacity, on top of Council’s current planning framework, would require both significant upfront infrastructure support from the State Government and a review of the economic levers that influence both the housing market and land costs.

It is important for the Greater Sydney Commission to provide more detailed guidance if Council is to start preparing a local housing strategy that ensures upfront infrastructure support from the State Government.

**Action 3.1:** Review the Draft South District Plan’s 20 year dwelling target (and assumptions) in collaboration with the Greater Sydney Commission, and ensure the dwelling target:

- Provides upfront infrastructure support from the State Government.
- Identifies new funding mechanisms for local infrastructure (e.g. value capture), as well as support Council’s request to vary the levy rate for section 94 and 94A development contributions in growth areas.

**Action 3.2:** Review the Draft Sydenham to Bankstown Urban Renewal Corridor Strategy in collaboration with the Department of Planning & Environment to ensure the strategy identifies the local infrastructure and funding arrangements needed to support growth.

**Action 3.3:** Review the redevelopment of the Riverwood North Estate in collaboration with the Land & Housing Corporation to ensure the project identifies the local infrastructure and funding arrangements needed to support growth.

***Direction 4: Advocate for an exemption from the Draft Medium Density Housing Code.***

Separate to district planning, the Department of Planning & Environment applies state environmental planning policies to accelerate housing supply.

The Department is proposing to introduce the Medium Density Housing Code. The intended outcome is to expand complying development to include medium density housing such as dual occupancies, manor houses and multi dwelling housing (terraces). This proposal has the potential to significantly impact on the character and amenity of the suburban neighbourhoods.

Council's position is it does not support the proposal to expand complying development to include medium density housing.

If strategic planning is to occur in a coordinated and orderly manner, Council should first be given the opportunity to complete the local housing strategy. Once Council demonstrates that it can continue to efficiently deliver medium density housing in the city, it should be given the opportunity to be exempt from the Draft Medium Density Housing Code (similar to the exemption granted under the former SEPP 53, which aimed to stimulate medium density housing in targeted areas).

**Action 4.1:** Continue to advocate the Department of Planning & Environment to allow Council to prepare a local housing strategy that demonstrates it can continue to efficiently deliver medium density housing in the city.

Once Council demonstrates that it can continue to efficiently deliver medium density housing in the city, it should be given the opportunity to be exempt from the Draft Medium Density Housing Code.

***Direction 5: Continue to work with the Southern Sydney Regional Organisation of Councils to develop a position on housing affordability.***

Housing affordability is a broad term that is used to describe the challenges people across a range of income groups experience in finding affordable accommodation to rent or own.

According to the Greater Sydney Commission, housing affordability is key challenge for Sydney. This challenge is particularly acute in established areas undergoing urban renewal. For this reason, the Greater Sydney Commission and State Government recently announced a range of measures to improve affordability. These include increasing housing supply and diversity, and introducing an Affordable Rental Housing Target.

The issue is that fixing housing affordability in Sydney is not simply a matter of increasing housing supply. Despite State Government announcements that dwelling approvals and completions in Sydney are currently at their highest level in 16 years, there remains an affordability issue.



The Southern Sydney Regional Organisation of Councils is currently developing a position on housing affordability specific to the South District. Council should continue to work with SSROC to improve housing affordability.

**Action 5.1:** Continue to work with the Southern Sydney Regional Organisation of Councils to develop a position on housing affordability specific to the South District and the City of Canterbury–Bankstown.

***Direction 6: Monitor housing outcomes.***

The Greater Sydney Commission will require Council to monitor and report on the delivery of the 20 year dwelling target once the Draft South District Plan is made. In the short term, Council will need to develop a framework that consolidates the data collection processes of the former Bankstown and Canterbury City Councils to keep track of DA approvals, CDC approvals, number of dwellings approved, and number of dwellings constructed.

**Action 6.1:** Develop a framework that consolidates the data collection processes of the former Bankstown and Canterbury City Councils if Council is to monitor and report on the delivery of the 20 year dwelling target.

## **POLICY IMPACT**

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This matter has policy implications as it responds to the Greater Sydney Commission’s Draft South District Plan, which proposes to establish a 20 year dwelling target for Canterbury–Bankstown Council. Council will need to prepare a local housing strategy to action this target.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

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This matter has no financial implications for Council.

## **RECOMMENDATION** That -

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1. Council note the RDS Update Report as shown in Attachment A.
2. Council endorse the directions for a local housing strategy as outlined in this report.

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

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- A. RDS Update Report



## **6 REPORT OF THE GENERAL MANAGER**

The following items are submitted for consideration -

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6.11	Compulsory Acquisition of 15 Close Street Canterbury for the purpose of a construction lease for the Sydney Metro City and Southwest Project	89
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## Report of the General Manager - 27 June 2017

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### ITEM 6.1                      **Adoption of the 2017-18 Operational Plan, Budget and Schedule of Fees and Charges**

**AUTHOR**                      **City Future**

#### **ISSUE**

This report seeks adoption of the 2017-18 Operational Plan, including draft 2017-18 Budget (and accompanying financial statements), and the draft 2017-18 Schedule of Fees and Charges.

Separately, the report also seeks adoption of the 'Section 94A Development Contributions Plan – Bankstown' and the 'Canterbury Development Contributions Plan 2013' and the proposed 'Rates and Charges Debt Recovery and Hardship Assistance Policy' for the city.

#### **RECOMMENDATION** That -

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**1.        Integrated Planning Documentation**

In accordance with sections 402 to 406 of the *Local Government Act 1993*, Council adopt the Canterbury - Bankstown Council's Operational Plan 2017-18, including the 2017-18 operational budget, capital expenditure budget and schedule of fees and charges, including the noted changes in this report and Council's Revenue and Pricing Policies;

**2.        Rating & Annual Charges – Former Bankstown Council**

**2.1      Rating**

Subject to the provisions of Sections 404 and 494 of the Local Government Act 1993, an ordinary rate be made and levied for the rating year 1 July 2017 to 30 June 2018 upon the land value of all rateable land within the former city categorised as Residential or Business as detailed in the following table:

<b>Category / Short Name</b>	<b>Ad-Valorem Rate (cents in \$)</b>	<b>Minimum Rate \$</b>
Residential – Ordinary	0.177335	\$590.85
Business – Ordinary	0.570115	\$722.50
Bankstown Town Centre Special – see 2.1.1	0.099005	Nil

**2.1.1    Bankstown Town Centre Special Rate**

A Bankstown Town Centre Special Rate will be levied on rateable land value of the land delineated on the map and on the list held in Council's offices and described in the Operational Plan, being part of Council's area consisting of properties which formerly comprises the Bankstown Town Centre Local Improvement District which, in Council's

opinion the land to be rated benefits, or will benefit from the works, services, facilities or activities; or contributes or will contribute to the need for the works, services, facilities or activities, or has or will have access to the works, services, facilities or activities provided or undertaken or proposed to be undertaken within the part of Council's area.

## 2.2 Domestic Waste Management Service Charges

Subject to provision of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2017 to 30 June 2018, as follows:

Type of Charge	Short Name	Annual Charge
An Annual Domestic Waste Management Service charge per service for each parcel of Rateable Residential land for which a service is available.	Domestic – Waste Management	\$485.00
Each additional service in respect of single dwelling premises.	Domestic Waste Extra Service	\$264.00
Each additional service in respect of multi residential units.	Domestic Waste Extra Strata Service	\$143.00
Each additional service in respect of recycling.	Extra Recycling Service	\$80.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$131.00
Rateable Vacant Land	Domestic Waste Vacant Land	\$137.00

## 2.3 Stormwater Management Service Charges

Council make and levy an annual stormwater management service charge for the Year 1 July 2017 to 30 June 2018 as follows:

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

### 2.3.1 Name of the Charge

The Stormwater Management Service Charges for applicable residential and business related land shall be known by the name of - Stormwater Management Charge.

### 2.3.2 Mixed Developments

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

### 2.3.3 Bankstown Airport

- For properties where an ex-gratia payment in lieu of rates is applicable, Council will apply an 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.

### 2.3.4 Exemptions

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

## 2.4 Interest Rate on Overdue Rates & Charges

Subject to the provisions of Section 566 of the Local Government Act 1993 the rate of interest charged on overdue rate instalments be set at the maximum rate specified by the Minister for Local Government from time to time. The current rate of interest is 7.5% per annum.

## 3. Rating & Annual Charges – Former Canterbury Council

### 3.1 Rating

Subject to the provisions of Sections 404 and 494 of the Local Government Act 1993, an ordinary rate be made and levied for the rating year 1 July 2017 to 30 June 2018 upon the land value of all rateable land within the former city categorised as Residential or Business as detailed in the following table:

Category / Short Name	Ad-Valorem Rate (cents in \$)	Minimum Rate
Ordinary - Residential	0.1743	\$662.35
Ordinary - Business	0.5391	\$662.35

### 3.2 Domestic Waste Management Service Charges

Subject to provision of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2017 to 30 June 2018, as follows:

<b>Type of Premises</b>	<b>Short Name</b>	<b>Annual Charge</b>
Single dwellings, a granny flat, dual occupancies and villas & townhouses (having and controlling use and storage of own bins).	Domestic Waste Service	\$420.00
Strata units and flats (with 1 or more bedrooms, not being flats owned by charitable or benevolent institutions for the housing of aged, infirm or disabled persons).	Domestic Waste Service	\$420.00
Flats owned by charitable or benevolent institutions for the housing of aged, infirm or disabled persons.	Waste Management – Non Rateable	\$420.00 for each rubbish bin
Properties categorised as Business (with or without residential accommodation)	Waste Management – Business	\$420.00
Rateable Vacant Land	Domestic Waste - Vacant	\$117.00
Each additional service in respect of single dwelling premises.	Domestic Waste Extra Service	\$223.00
Each additional service in respect of recycling.	Extra Recycling Service	\$74.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$74.00

### **3.3 Stormwater Management Service Charges**

Council make and levy an annual stormwater management service charge for the Year 1 July 2017 to 30 June 2018 as follows:

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



### **3.3.1 Name of the Charge**

The Stormwater Management Service Charges for applicable residential and business related land shall be known by the name of -Stormwater Management Charge.

### **3.3.2 Mixed Developments**

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

### **3.3.3 Exemptions**

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

## **3.4. Interest Rate on Overdue Rates & Charges**

Subject to the provisions of Section 566 of the Local Government Act 1993 the rate of interest charged on overdue rate instalments be set at the maximum rate specified by the Minister for Local Government from time to time. The current rate of interest is 7.5% per annum.

## **4. Voting of Funds for Canterbury - Bankstown Council**

Subject to the provisions of Clause 211(1)&(2) of the Local Government (General) Regulation 2005, expenditure be authorised in accordance with the adopted budget and that the funds to cover such expenditure be voted.

5. The 'Section 94A Development Contributions Plan – Bankstown' (Amendment No. 4) (Attachment B) and the 'Canterbury Development Contributions Plan 2013' (Amendment No. 1) (Attachment C) be adopted.
6. Council's draft 'Rates and Charges Debt Recovery and Hardship Assistance Policy' (Attachment D) be adopted.

## **BACKGROUND**

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The Operational Plan outlines Canterbury Bankstown Council's commitment to the community for the coming year and the contribution it will make towards implementing the Vision for the City's future. It sets out the activities that Council will undertake, the financial resources to be allocated and the projects to be completed during the 2017-18 financial year.

It includes a breakdown of Council's operating budgets and planned expenditure, as well as other financial information, Council's Revenue Policy, Pricing Policy, and Schedule of Fees and Charges.

The aim of this Operational Plan is to maintain and improve services, deliver on infrastructure needs, and to provide tangible benefits from the new Council structure. This will place Council in the best possible position to hand over to the newly elected Council in September 2017.

The former Bankstown and Canterbury Councils had adopted Section 94 and 94A Development Contributions Plans which outlined how the estimated income from Developer Contributions would be spent. These plans are updated from time to time to reflect the changing rates of growth and community needs. The revised Section 94A Contributions Plan for Bankstown and the Canterbury Development Contributions Plan 2013 and their accompanying works schedules were exhibited publically for 28 days between 23 May and 20 June 2017. This was not a comprehensive review (which is proposed to be undertaken over the next 12 months) rather there were some clarifications, administrative changes and minor amendments made.

The proposed 'Rates and Charges Debt Recovery and Hardship Assistance Policy' was also placed on exhibition.

## **REPORT**

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The 2017-18 Operational Plan includes a range of measures to ensure that Council is ready to respond to issues, such as:

- Expected growth in housing and its impact on our service and infrastructure needs;
- Enforcement of required regulatory and compliance standards expected by our community;
- Protecting our 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.

### **Operational Plan Highlights**

During 2017-18, Council will expend about \$290M on essential services and \$72.4M on improving assets. This includes \$34.7M for roads, footpaths and drainage; \$15.8M on parks and community buildings; and \$6.4M for upgrades to town centres. This year's Operational Plan also features:

- Preparation of the first suite of Integrated Planning and Reporting documents for the new City;
- Support for the 2017 Local Government elections;
- Expenditure of \$15.8M on parks and community buildings including over \$5M at major sporting facilities across the City including Jensen Park, Belmore Sportsground and Waterworth Park;
- Implementing Stronger Communities Fund Projects at Jensen Park, Wiley Park, Canterbury Road cycleway underpass and Bankstown City Gardens;
- A commitment to continue to advocate for support from the State Government due to pressures on the City to accommodate projected population increases arising from the Sydenham to Bankstown Metro Project and the surrounding Urban Renewal Corridor;

- \$6.4M to revitalise the Canterbury town centre; and
- Preparation of important strategies for The Crest of Bankstown, leisure and aquatics facilities, sports facilities, Compass Centre redevelopment and the Kelso Waste Management Facility.

In order to give our community the best opportunity to comment on the draft Operational Plan, the document was exhibited for 28 days from 24 May – 20 June across a number of platforms:

- Notices published twice in the local papers including a full page advertisement for the Operational Plan in each local paper;
- Documents were made available on the Council's website;
- Displays set up in the Customer Service Centre, and in all Council libraries;
- Have Your Say page linked to Council's website;
- Extensive use of social media platforms; and
- Information and copies provided for comment at community engagement events held as part of the development of Council's new Community Strategic Plan held in May and June 2017.

### **Financial Management Overview**

Council's focus for the forthcoming financial year continues to be about consolidating and improving its services, delivering on infrastructure, building on our strong cash reserve position and becoming debt free. As is the case each year, Council has assessed the various broader economic elements, service expectations and revenue projections in formulating Council's 2017-18 Budget.

The 2017-18 budget, Revenue and Pricing Policies and fees and charges are based 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.

Some of the notable highlights of the 2017-18 financial overview include:

- Total projected income, including capital grants and contributions of \$302M;
- Expenditure of approximately \$290M on essential services including \$72.4M on building and improving assets; and
- A projected cash balance of \$229M.

### **Results of Exhibition and Review**

#### **Draft 2017-18 Operational Plan**

##### *External Submissions*

10 formal submissions were received as a result of the exhibition

These raised issues relating to a number of services and projects in the *Draft 2017-18 Operational Plan*, which are detailed in Attachment E – Summary of Submissions Received. Where possible, customer action requests have been generated for specific concerns for maintenance or a service, however, there are no overall changes recommended to the Operational Plan as a result of these submissions.

The quality and detail of submissions was pleasing and showed a real interest from the community on programs, expenditure and future projects. This is demonstrated by the activity on Council's Have Your Say website where 121 people downloaded the Plan and nearly 300 people visited the site and/or contributed to online forum discussions during the exhibition period.

#### *Internal Review*

There were a number of administrative/textural changes made resulting from internal review during the exhibition period, to ensure consistent language and content, improve layout, and enhance readability.

These have not resulted in substantive or significant changes and do not impact on the 2017-18 year, except where mentioned in this report.

### **Canterbury Development Contributions Plan 2013**

#### *External Submissions*

One formal submission was received for the '*Canterbury Development Contributions Plan 2013*' as a result of the exhibition (detailed in Attachment E – Summary of Submissions Received) seeking clarification on proposed works and timeframes as well as conclusions on which the Plan was based.

There are no overall changes required to be made to the Plan that is recommended for adoption. Where appropriate items will be considered as part of the annual review of the Plan. It is important to note that a complete review of all plans will be undertaken in the 2017/18 financial year.

### **Rates and Charges Debt Recovery and Hardship Assistance Policy**

#### *External Submissions*

During the exhibition one submission was received on the '*Rates and Charges Debt Recovery and Hardship Assistance Policy*' (detailed in Attachment E – Summary of Submissions Received) supporting Council's current options for online payments and this has been taken into consideration when finalising the Policy.

Adoption of this Policy will supersede all previous related policies adopted by the former Bankstown and Canterbury Councils including: Rates and Charges, Debt Recovery and Hardship Assistance Policy; Bad or Doubtful Debts Policy; Rates – Written Off Policy; and the Rebate of Fees Policy.

### **Budget and Schedule of Fees and Charges**

### External Submissions

Two formal submissions were received relating to fees at Sefton Golf Course as detailed in Attachment E – Summary of Submissions Received. There were changes required to be made to the Plan that is recommended for adoption as a result.

### Internal Review

Following the exhibition period, Council's 2017-18 budget has largely remained the same to that presented as a part of the Draft 2017-18 Operational Plan. Budget adjustments include:

- The inclusion of \$8.6M for capital projects which were deferred due to timing issues as a part of Council's March Quarterly Budget Revision;
- A review of the Regional Illegal Dumping (RID) funding and operations; and
- Other minor adjustments made during the exhibition period.

It should also be noted that during the exhibition period, implementation of proposed changes to the collection of the Fire and Emergency Services Levy was indefinitely suspended by the State Government.

The exhibited fees and charges included an \$80,000 fee for applications to change Council's planning controls to facilitate major development. During the exhibition period Council has introduced a new fee of \$20,000 (or 25% of the original fee) for the lodgement of minor amendments to these major planning proposals. A new planning proposal will be required for major amendments. Formal procedures will be put in place to guide the determination of a major or minor amendment.

Other minor amendments to Council's fees and charges are listed below:

Fee or Charge	Exhibited Fee (excl. GST) \$	Revised/New Fee (excl. GST) \$
<b>LIBRARY SERVICES</b>		
Copy of Local Studies Item	13.64	Full Cost Recovery
Lost / Damaged Items	-	6.00
<b>CIVIL ENGINEERING WORKS - ROADWAY &amp; FOOTPATH RESTORATION</b>		
ROADWAY - Up to 1m2 - Minimum Fee	487.00	595.00
FOOTPATH - Restoration – asphalt up to 1.5 m2 – Minimum Fee	580.00	595.00
KERB & GUTTERING & MISCELLANEOUS RESTORATION CHARGES - Concrete Kerb & Gutter or Dish Gutter Up to 1m - Minimum Fee	484.00	595.00
FOOTPATH - Restoration – concrete vehicular crossing– Minimum Fee	-	595.00
<b>BANKSTOWN ARTS CENTRE - STUDIO 1 - Gallery - Launch / Seminar - Commercial Hire</b>		
Casual Weekday (Mon to up to 5pm on Fri) Hourly Rate - Minimum 4 hours hire	-	40.91
Weekend Hourly Rate - Minimum 4 hours hire	-	68.18
Casual Weekday (Mon to up to 5pm on Fri) Hourly Rate - Minimum 4 hours hire	-	22.73

Weekend Hourly Rate - Minimum 4 hours hire	-	36.36
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The above amendments are largely to reflect any minor omissions, corrections, and/or errors reflected in Council's draft Schedule of Fees and Charges. Separately, certain fees have been amended to reflect cost recovery as required.

Council has also established a Commercial Waste Services category under Section 610E of the *Local Government Act* for the purpose of varying fees for commercial waste services. In accordance within paragraph 201 of the *Local Government Regulation*, fees and charges for commercial waste services have had the amount omitted so as not to confer a commercial advantage on a competitor of the Council.

## CONCLUSION

Council's goal is to continue to provide residents with high quality facilities and services and to position the City to best capture future opportunities.

The Operational Plan including 2017-18 Budget, Revenue and Pricing Policies and 2017-18 Fees and Charges, including a revised 'Section 94A Contributions Plan – Bankstown' and 'Canterbury Development Contributions Plan 2013' and a proposed 'Rates and Charges Debt Recovery and Hardship Assistance Policy' are submitted for adoption.

## POLICY IMPACT

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Council's 2017-18 Operational Plan, Budget, Revenue Policy and Fees and Charges (Attachment A) has been prepared in accordance with requirements of the Local Government Act 1993, the Local Government (Council Amalgamations) Proclamation 2016 and guidelines issued by the NSW Department of Premier and Cabinet.

The 'Section 94A Development Contributions Plan – Bankstown' (Attachment B) and the 'Canterbury Development Contributions Plan 2013' (Attachment C) will replace the existing Plans and will apply to all new development applications to the area identified in the plan once adopted.

Council's proposed 'Rates and Charges Debt Recovery and Hardship Assistance Policy' (Attachment D) will apply across the City once adopted. Council's Policy register will be updated to reflect the aligned policy position and the superseded policies as outlined in this report.

## FINANCIAL IMPACT OF RECOMMENDATIONS

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Whilst the proposed recommendation will provide the necessary funding required to manage Council's ongoing operational and capital works requirements for the 2017-18 financial year, it also endorses the setting of regulatory elements such as determining the relevant Rates for each Rating Category, Annual Levies and fees and charges.

Council's budget has been prepared in accordance with all known and/or expected forecasts, decision and/or policies of Council, and will be assessed on a quarterly basis throughout the financial year, as required.

## RECOMMENDATION That -

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### 1. Integrated Planning Documentation

In accordance with sections 402 to 406 of the *Local Government Act 1993*, Council adopt the Canterbury - Bankstown Council's Operational Plan 2017-18, including the 2017-18 operational budget, capital expenditure budget and schedule of fees and charges, including the noted changes in this report and Council's Revenue and Pricing Policies;

### 2. Rating & Annual Charges – Former Bankstown Council

#### 2.1 Rating

Subject to the provisions of Sections 404 and 494 of the Local Government Act 1993, an ordinary rate be made and levied for the rating year 1 July 2017 to 30 June 2018 upon the land value of all rateable land within the former city categorised as Residential or Business as detailed in the following table:

Category / Short Name	Ad-Valorem Rate (cents in \$)	Minimum Rate \$
Residential – Ordinary	0.177335	\$590.85
Business – Ordinary	0.570115	\$722.50
Bankstown Town Centre Special – see 2.1.1	0.099005	Nil

##### 2.1.1 Bankstown Town Centre Special Rate

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

#### 2.2 Domestic Waste Management Service Charges

Subject to provision of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2017 to 30 June 2018, as follows:

Type of Charge	Short Name	Annual Charge
An Annual Domestic Waste Management Service charge per service for each parcel of Rateable Residential land for which a service is available.	Domestic – Waste Management	\$485.00
Each additional service in respect of single dwelling premises.	Domestic Waste Extra Service	\$264.00
Each additional service in respect of multi residential units.	Domestic Waste Extra Strata Service	\$143.00
Each additional service in respect of recycling.	Extra Recycling Service	\$80.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$131.00
Rateable Vacant Land	Domestic Waste Vacant Land	\$137.00

### 2.3 Stormwater Management Service Charges

Council make and levy an annual stormwater management service charge for the Year 1 July 2017 to 30 June 2018 as follows:

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

#### 2.3.1 Name of the Charge

The Stormwater Management Service Charges for applicable residential and business related land shall be known by the name of - Stormwater Management Charge.

#### 2.3.2 Mixed Developments

- Adopt the dominant Rating category as applied to the parcel of land as determined by the Valuer General and apply to each relevant property; and



- In the event that a mixed development is 50% residential and 50% business, Council will apply a residential charge.

### 2.3.3 Bankstown Airport

- For properties where an ex-gratia payment in lieu of rates is applicable, Council will apply an 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.

### 2.3.4 Exemptions

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

## 2.4 Interest Rate on Overdue Rates & Charges

Subject to the provisions of Section 566 of the Local Government Act 1993 the rate of interest charged on overdue rate instalments be set at the maximum rate specified by the Minister for Local Government from time to time. The current rate of interest is 7.5% per annum.

## 3. Rating & Annual Charges – Former Canterbury Council

### 3.1 Rating

Subject to the provisions of Sections 404 and 494 of the Local Government Act 1993, an ordinary rate be made and levied for the rating year 1 July 2017 to 30 June 2018 upon the land value of all rateable land within the former city categorised as Residential or Business as detailed in the following table:

Category / Short Name	Ad-Valorem Rate (cents in \$)	Minimum Rate
Ordinary - Residential	0.1743	\$662.35
Ordinary - Business	0.5391	\$662.35

### 3.2 Domestic Waste Management Service Charges

Subject to provision of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2017 to 30 June 2018, as follows:

Type of Premises	Short Name	Annual Charge
Single dwellings, a granny flat, dual occupancies and villas & townhouses (having and controlling use and storage of own bins).	Domestic Waste Service	\$420.00

Type of Premises	Short Name	Annual Charge
Strata units and flats (with 1 or more bedrooms, not being flats owned by charitable or benevolent institutions for the housing of aged, infirm or disabled persons).	Domestic Waste Service	\$420.00
Flats owned by charitable or benevolent institutions for the housing of aged, infirm or disabled persons.	Waste Management – Non Rateable	\$420.00 for each rubbish bin
Properties categorised as Business (with or without residential accommodation)	Waste Management – Business	\$420.00
Rateable Vacant Land	Domestic Waste - Vacant	\$117.00
Each additional service in respect of single dwelling premises.	Domestic Waste Extra Service	\$223.00
Each additional service in respect of recycling.	Extra Recycling Service	\$74.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$74.00

### 3.3 Stormwater Management Service Charges

Council make and levy an annual stormwater management service charge for the Year 1 July 2017 to 30 June 2018 as follows:

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

#### 3.3.1 Name of the Charge

The Stormwater Management Service Charges for applicable residential and business related land shall be known by the name of -Stormwater Management Charge.

#### 3.3.2 Mixed Developments

- Adopt the dominant Rating category as applied to the parcel of land as determined by the Valuer General and apply to each relevant property; and

- In the event that a mixed development is 50% residential and 50% business, Council will apply a residential charge.

### **3.3.3 Exemptions**

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

### **3.4. Interest Rate on Overdue Rates & Charges**

Subject to the provisions of Section 566 of the Local Government Act 1993 the rate of interest charged on overdue rate instalments be set at the maximum rate specified by the Minister for Local Government from time to time. The current rate of interest is 7.5% per annum.

### **4. Voting of Funds for Canterbury - Bankstown Council**

Subject to the provisions of Clause 211(1)&(2) of the Local Government (General) Regulation 2005, expenditure be authorised in accordance with the adopted budget and that the funds to cover such expenditure be voted.

5. The 'Section 94A Development Contributions Plan – Bankstown' (Amendment No. 4) (Attachment B) and the 'Canterbury Development Contributions Plan 2013' (Amendment No. 1) (Attachment C) be adopted.
6. Council's draft 'Rates and Charges Debt Recovery and Hardship Assistance Policy' (Attachment D) be adopted.

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

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- A. 2017-18 Operational Plan
- B. Section 94A Development Contributions Plan - Bankstown - for exhibition
- C. Canterbury Development Contributions 2013 - for exhibition
- D. Rates and Charges Debt Recovery and Hardship Assistance Policy
- E. Summary of Submissions Received



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## Report of the General Manager - 27 June 2017

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### **ITEM 6.2**                      **Quarterly Update on the Implementation of the Stronger Communities Fund**

**AUTHOR**                      **City Future**

#### **ISSUE**

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In accordance with Stronger Communities Fund (SCF) Guidelines developed by the Department of Premier and Cabinet (DPC), Council is required to provide quarterly progress reports to an ordinary Council meeting on the expenditure and outcomes of the Stronger Communities Fund. This report covers the period March 2017 to May 2017.

#### **RECOMMENDATION** That -

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1. Council note the progress of the implementation of the Stronger Communities Fund.
2. Council write to all Members of Parliament advising them of the progress and seek possible projects for consideration as part of Stage 2 funding.

#### **BACKGROUND**

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The SCF was established by the NSW Government to provide newly merged Councils with funding to kick start the delivery of projects that improve community infrastructure and services. The City of Canterbury Bankstown has been allocated \$10 million funding as a result of the two councils merging. Councils are to consult with their community to allocate the SCF through two programs:

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

In accordance with the Guidelines issued by the Department of Premier and Cabinet, Council needed to establish a Stronger Communities Fund Assessment Panel with responsibility to assess projects (both Major Projects and Community Grants) and make recommendations to council for funding.

## REPORT

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### Community Grants Program

Following the guidelines issued by the DPC, and a community workshop and application process, a list of applications recommended for funding went to the December 2016 Council meeting for endorsement. A ceremony was held to recognize the recipients of Community Grants, where a total of \$987,546 was presented to 27 different community groups.

### Community Grants Program - Implementation

All 27 funding projects have commenced with some projects already delivering new and improved services to the community. Highlights include:

Organisation & Project	Update
<b>Greenacre Area Community Centre - Canterbury Bankstown Says No to Domestic Violence</b>	Thirty four people attended the first "Introduction to Working with Inter-Relational Trauma" workshop for new workers in front line roles.
<b>Save the Children – Canterbury Bankstown Mobile Toy Library</b>	Save the Children have leased a vehicle for 12 months and are recruiting a Toy Library Coordinator that will ensure continuity for the program.
<b>Bulldogs – ‘Your place, your community, your club’</b>	This project encourages community cohesion and perceptions of safety through a program that revitalises public spaces surrounding Belmore Sports Ground. Overgrown vegetation has been cleared and the wall surface is prepared for the mural. Lighting has been approved and ordered. Schools and youth services are being engaged.

### Major Projects Program – Stage 1

In December 2016, Council adopted and endorsed the support of four high priority projects and associated funding under the Major Projects Program. The funding for the four projects totals \$3.6 million and includes:

Project	Progress
Regional Sports Framework – Multipurpose synthetic surface at Jensen Park	Several options have been developed and are being considered
All Abilities Playground – Bankstown City Gardens Stage 2	Detailed designs have been completed, with construction expected to commence in late 2017.
Regional Cycleway Connection – Canterbury Road Underpass	Concept designs have been developed and have received approval from RMS and Sydney Water. Detailed designs are expected to be complete by September 2017.

Parkland upgrade and renewal – Masterplanning and works at Wiley Park	Initial scoping underway with funds available to complete Masterplanning identified for 2017-18.
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These projects will continue to progress in 2017-18 and are reflected in the City of Canterbury Bankstown Operational Plan 2017-18 (to be considered at the June 2017 Council meeting).

### **Major Projects Program – Stage 2**

The remaining \$5.4 million of projects to be funded under the Major Projects Program will be announced in late 2017, following additional community consultation. The community have been asked to provide feedback on their priorities and ideas for the City in a number of forums, and will continue to do so through consultation for the Community Strategic Plan. To date, feedback has included:

- Gap analysis of survey data from the 2016 Statewide Community Satisfaction Surveys, which involved 500 residents;
- Council's Branding survey in 2016 asked residents for their big idea for the City and involved over 1000 participants;
- In late 2016, Canterbury Bankstown Council staff were asked for their bright ideas for the City, producing 85 responses;
- Seniors week participants were asked for their big ideas for the City in early 2017, and 50 responses were received; and
- Council is currently engaging the local community to develop their 10 year vision and priorities for the City, which to date has involved over 6,500 conversations at pop up events across the City, over 110 participants at recent Visioning events, and 1000 phone and online survey respondents. This engagement is ongoing.

This consultation has produced a significant dataset that will be analysed and considered along strategic planning priorities for the City. In addition it is proposed that Council write to all Members of Parliament seeking their feedback on projects or ideas from their constituents to also be considered alongside the feedback above.

Staff will develop a final recommendation on projects to be funded with the remaining Stronger Communities Funds, to be endorsed by the Assessment Panel and adopted by Council.

Council has until 30 June 2019 to commit all funding.

## **POLICY IMPACT**

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This report is tabled in accordance with the Stronger Communities Fund Guidelines developed by Department of Premier and Cabinet.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

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In total, \$987,546 of the \$1 million provided for the Community Grants Program has been allocated. It is proposed that the remaining \$12,454 be allocated through council's annual community grant program.

Under the Major Projects Program, \$3.6 million has been approved for allocation, and the remaining \$5.4 million will be allocated later in 2017.

## **RECOMMENDATION** That -

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1. Council note the progress of the implementation of the Stronger Communities Fund.
2. Council write to all Members of Parliament advising them of the progress and seek possible projects for consideration as part of Stage 2 funding.

## **ATTACHMENTS**

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Nil



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## Report of the General Manager - 27 June 2017

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### **ITEM 6.3                      Requests for Financial Assistance and Donations**

**AUTHOR                      Corporate**

### **ISSUE**

To consider requests for financial assistance from community groups, local schools and individuals.

### **RECOMMENDATION    That -**

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1.    A donation of \$250.00 be made to Amelia Chew of Condell Park who was selected to the 2017 Acrobatics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.
2.    A donation of \$250.00 be made to Deanna Chew of Condell Park who was selected to the 2017 Acrobatics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.
3.    A donation of \$250.00 be made to Blake Parady of East Hills who was selected to the 2017 Gymnastics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.
4.    A donation of \$250.00 be made to Ashleigh Millar of Revesby who was selected to the 2017 Gymnastics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.
5.    A donation of \$250.00 be made to Zach Torbay of Picnic Point who was selected to the 2017 Gymnastics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.
6.    A donation of \$250.00 be made to Rebecca Torbay of Picnic Point who was selected to the 2017 Gymnastics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.
7.    A donation of \$250.00 be made to Marcus Loi of Earlwood on his selection to compete at the Australasian Under 19 Badminton Championships in Adelaide from 7 – 16 July, 2017.
8.    A donation of \$388.00 (equivalent to the hire fee for the use of Playford Park, Padstow) be made to Lifegate Church, Padstow who hosted a community Easter Egg Hunt at Playford Park on 15 April, 2017.
9.    A donation of \$207.00 (equivalent to the hire fee for the use of six netball courts at Deverall Park) on 6 September, 2017 be made to Macquarie Sports for their Netball Clinic.

10. A donation of \$300.00 be made to Revesby South Public School P & C Association who are hosting a fete on the school grounds on Sunday 27 August 2017.
11. A donation in the amount of the amount of \$5,000.00 be provided to Riverwood Community Centre (Ltd) who are hosting a Spring Fair at Salt Pan Creek Reserve on Saturday, 2 September 2017.

## **REPORT**

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### **Section 1 – Requests from Sporting Individuals/Groups**

- Amelia Chew of Condell Park was selected to the 2017 Acrobatics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park. It is recommended that a donation of \$250.00 be made to Amelia Chew.
- Deanna Chew of Condell Park was selected to the 2017 Acrobatics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park. It is recommended that a donation of \$250.00 be made to Amelia Chew.
- Blake Pardy of East Hills was selected to the 2017 Gymnastics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park. It is recommended that a donation of \$250.00 be made to Blake Pardy
- Ashleigh Millar of Revesby was selected to the 2017 Australian Championships for Gymnastics. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park. It is recommended that a donation of \$250.00 be made to Ashleigh Millar.
- Zach Torbay of Picnic Point was selected to the 2017 Australian Championships for Gymnastics. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park. It is recommended that a donation of \$250.00 be made to Zach Torbay.
- Rebecca Torbay of Picnic Point was selected to the 2017 Australian Championships for Gymnastics. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park. It is recommended that a donation of \$250.00 be made to Rebecca Torbay.
- Marcus Loi of Earlwood was selected to compete at the Australasian Under 19 Badminton Championships in Adelaide from 7 – 16 July, 2017. It is recommended that a donation of \$250.00 be made to Marcu Loi.

## **Section 2 – Requests from and Donation to non-Profit Organisations**

- Lifegate Church at Padstow hosted a free community Easter Egg Hunt at Playford Park, Padstow on 15 April 2017 and they are requesting that Council waive the hire fee of \$388.00.
- Macquarie Sports are hosting a Netball Clinic at Deverall Park on 6 September, 2017 and the organisers are asking Council to waive the hire fee of \$207.00 for the use of six netball courts on the day.

## **Section 3 – Requests from Schools**

- Revesby South Public School P and C Association are hosting a fete on the school grounds on Sunday 27 August, 2017. It is recommended that a donation of \$300.00 be made to Revesby South Public School P and C Association.

## **Request for Sponsorship**

- Riverwood Community Centre (Ltd) (Riverwood) will be hosting a “Spring Fair” event at Salt Pan Creek Reserve on Saturday, 2 September 2017. Riverwood has requested sponsorship for the event for an amount of \$5,000.00.

The former Canterbury Council previously supported Riverwood annually for the past ten years under its Events Program. Given Council’s commitment over the years, it is recommended that Council provide sponsorship to the Riverwood Community Centre (Ltd) for their annual Spring Fair for 2017/2018. Any future requests for sponsorship will need to be applied for under the proposed Community Grants and Events Sponsorship Policy, when adopted.

## **POLICY IMPACT**

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The former Bankstown City Council adopted a revised Grants and Donations Policy in April 2009 with the following funding criteria:

### **Individuals**

- (i) Financial assistance to individuals will be assessed as follows:

\$100 for events held in NSW  
\$250 for events held interstate  
\$500 for events held overseas

### **Not-for-Profit Groups and Organisations**

- (i) Financial assistance to not-for-profit groups and organisations for specific projects or programs will be limited to \$750, (\$300 for general school fundraising efforts) with Council having discretion to award a higher amount in special circumstances.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

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This report recommends donations to the total of \$7,645.00 and those funds be made available from Council's Section 356 Financial Assistance Budget.

### **RECOMMENDATION** That -

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1. A donation of \$250.00 be made to Amelia Chew of Condell Park who was selected to the 2017 Acrobatics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.
2. A donation of \$250.00 be made to Deanna Chew of Condell Park who was selected to the 2017 Acrobatics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.
3. A donation of \$250.00 be made to Blake Parady of East Hills who was selected to the 2017 Gymnastics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.
4. A donation of \$250.00 be made to Ashleigh Millar of Revesby who was selected to the 2017 Gymnastics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.
5. A donation of \$250.00 be made to Zach Torbay of Picnic Point who was selected to the 2017 Gymnastics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.
6. A donation of \$250.00 be made to Rebecca Torbay of Picnic Point who was selected to the 2017 Gymnastics State Team. The National Championships were held from 1 – 4 June, 2017 at Hisense Arena, Melbourne Park.
7. A donation of \$250.00 be made to Marcus Loi of Earlwood on his selection to compete at the Australasian Under 19 Badminton Championships in Adelaide from 7 – 16 July, 2017.
8. A donation of \$388.00 (equivalent to the hire fee for the use of Playford Park, Padstow) be made to Lifegate Church, Padstow who hosted a community Easter Egg Hunt at Playford Park on 15 April, 2017.
9. A donation of \$207.00 (equivalent to the hire fee for the use of six netball courts at Deverall Park) on 6 September, 2017 be made to Macquarie Sports for their Netball Clinic.
10. A donation of \$300.00 be made to Revesby South Public School P & C Association who are hosting a fete on the school grounds on Sunday 27 August 2017.
11. A donation in the amount of the amount of \$5,000.00 be provided to Riverwood Community Centre (Ltd) who are hosting a Spring Fair at Salt Pan Creek Reserve on Saturday, 2 September 2017.

## **ATTACHMENTS**

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Nil



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## Report of the General Manager - 27 June 2017

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### **ITEM 6.4                      Adoption of Council Policies**

**AUTHOR                      Corporate**

### **ISSUE**

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To adopt a number of Council policies following public exhibition.

### **RECOMMENDATION**

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That Council adopt the Policies as outlined in the report.

### **BACKGROUND**

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At its meeting held on 23 May 2017, Council resolved to publicly exhibit a number of policies and consider any submissions prior to their adoption. Council exhibited the policies subject of this report for a 28 day period.

The draft policies were displayed on the “Have your Say” page on Council’s website as well as at the Bankstown and Campsie Customer Service Centres.

### **REPORT**

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#### **Community Grants and Events Sponsorship Policy**

The Community Grants and Events Sponsorship Policy provides a single policy position and improved framework for the provision of financial assistance by Canterbury-Bankstown Council. During the exhibition period, five responses were received via the ‘Have Your Say’ page in regard to the eligibility criteria detailed in the Policy, particularly as it relates to educational organisations and school-based parent committees.

While Council appreciates the concerns raised, Council’s intent in drafting the Policy is to support not-for-profit organisations throughout the local government area that coordinate activities, programs and events that have a broad community impact and appeal, and have limited opportunity for alternate sources of funding.

Importantly, Council has a history of providing a range of services and programs and activities for school aged children and their families, such as Youth Week and also through its libraries and recreation and leisure facilities. Council is of the view that these activities and programs provide a strong and effective means of providing broad community support. It is therefore recommended this Policy be adopted without amendment.

Adoption of this Policy will supersede all previous related policies adopted by the former Bankstown and Canterbury Councils including: Grants and Donations Policy; Council Sponsorship of Local Events and Activities; Donations to Appeals for Emergency Relief; Financial Assistance to Sporting Ambassadors; and the Financial Assistance Program Policy.

### **Temporary Access Over Council Land to Private Land Policy**

This policy provides a framework for Council to respond to requests from residents for temporary access across Council land to their land for private purposes such as building works and associated activities. No submissions were received during the exhibition period.

Adoption of this Policy will supersede the former Bankstown Council's Temporary Access over Community Land Policy.

## **POLICY IMPACT**

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Council's Policy register will be updated to reflect the aligned policy positions and the superseded policies as outlined in this report.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

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Funding required to administer these Policies will be made available from Council's adopted budget.

## **RECOMMENDATION**

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That Council adopt the Policies as outlined in the report.

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

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- A. Community Grants and Event Sponsorship Policy
- B. Temporary Access Over Council Land to Private Land Policy



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## Report of the General Manager - 27 June 2017

---

**ITEM 6.5**                      **Drainage Reserves Disposal Policy**

**AUTHOR**                      **Corporate**

### **ISSUE**

To consider Council's Draft Drainage Reserves Disposal Policy, following its public exhibition and public comments.

### **RECOMMENDATION** That -

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1. Council note the submissions received with regards to the Draft Drainage Reserves Disposal Policy.
2. The attached Drainage Reserves Disposal Policy be adopted.
3. Council write to all persons who made a submission with regards to the Draft Drainage Reserves Disposal Policy and notify them of its decision.

### **BACKGROUND**

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A new Drainage Reserves Disposal Policy (the Policy) was drafted with the intent that it replace the two separate policies of the former Cities of Canterbury and Bankstown currently in place.

Following its consideration by Council in December 2016, Council's Draft Policy was exhibited for public comment. This report provides Council with an update on the exhibition and responses for its consideration.

### **REPORT**

---

At its Ordinary Meeting in December 2016, Council resolved that:

1. In principle, the Draft Drainage Reserves Disposal Policy be endorsed and placed on public exhibition.
2. A further report be submitted to Council to consider any submissions or alternatively, the Policy be adopted should no submissions be received.

Given its broader impact and for the sake of clarity, the draft policy was publicly exhibited on two separate occasions, each for a period of at least 28 days.

The most recent exhibition period was initiated by Council to ensure that certain community submissions, received as part of the reclassification of certain drainage reserves (Ordinary Meeting May 2017 – Item 6.12), could be more appropriately considered as part of this process.

The exhibition closed on 2 June 2017. Council received a form letter with 4 signatures and a petition with respect to the policy. A brief summary of the submissions and Council's response is as follows.

### **Community Consultation**

As noted above, Council received relevant submissions regarding the policy. It should be noted all submissions relate to the same drainage reserve. As part of their submissions the residents have particularly requested that Council's Draft Policy:

- reintroduce certain provisions previously reflected in an earlier version of the former Canterbury Council's Policy, distinctly noting that:
  - in the first instance, Council agree to offer the subject land for sale to the landowner currently occupying the drainage reserve.
  - where adjoining owners elect to not buy the subject land, a licence with the current occupant remains on foot and that resident's occupancy continues.
  - the policy provides for pensioners to maintain occupancy of drainage reserve land by way of licencing arrangement, if the cost to purchase is considered prohibitive to the pensioner.
- Include a clause to both acknowledge and reflect current agreements and improvements made to certain drainage reserves by occupants over the years, such as fencing, garden beds, paving, gates and substantial landscaping.

### **Council Comment**

Council notes the following further comments in response to the draft policy and submissions received during the exhibition period:

- At its Council Meeting on 23 July 2015, the former Canterbury Council resolved to amend the then Policy for the Disposal of Council Owned Drainage Reserve Land to allow all adjoining owners an equal opportunity to purchase drainage reserves.
- The amendment largely extinguished the provisions, that favoured existing landowners currently occupying drainage reserves and/or land occupied by Pensioners.
- Indeed, Council's draft policy is largely consistent with both former Councils' adopted policies, as at the date of amalgamation.

- In accordance with its agreed approach, the draft Policy was circulated to all Members of Council's Policy Review Advisory Committee for comment. Members who commented were generally supportive of the proposed draft policy.
- Whilst Council appreciates some of the concerns raised by the residents, Council's intent in drafting its policy:
  - Is to ensure that Council applies a consistent and considered approach to managing Council's broader drainage reserves network situated throughout its entire local government area.
  - Is to ensure that it is applied, transparently, equitably and impartially to all eligible/entitled owners who adjoin Council's drainage reserves.
  - Is to ensure that it corrects past anomalies and effectively administers the occupation and/or the disposal of surplus drainage reserves in accordance with the relevant statutory provisions of the Local Government Act 1993.
- It is felt that some of the requested amendments received by way of submissions, would not satisfy the broader essence and/or intent of the policy's principal objectives and thereby would not be considered to be in the public interest. Also more fundamentally they seek to unduly restrict Council's discretions as a land owner.
- That said, Council will ensure its assessment to dispose of any surplus drainage reserves will give consideration to certain material factors such as:
  - Historical, current and future use of the land, which may include an assessment of all satisfactory/appropriate improvements made by adjoining owners.
  - The potential impact the disposal of the land or interests in the land may have on the surrounding/affected community.
  - Determining the most effective and/or optimum arrangement for the whole and/or entire drainage reserve.

### **Further Proposed Amendments to the Draft Policy**

In acknowledging some of the issues raised by residents and for the purposes of clarity, it is proposed to incorporate certain minor amendments to the draft policy, so that the community can be assured that all decisions will be made in the public interest.

The attached Draft Policy highlights the amendments to Council's draft policy, for Council's consideration.

In brief, the amendments look to reflect that Council will, where appropriate:

- consult more broadly with all affected and/or neighbouring parties, prior to disposing of any surplus drainage reserves.

- whilst already a “given”, it is proposed to include a further statement that reinforces Council’s commitment to ensure all decisions are impartial and will address any perceived or actual conflicts of interest, as required.
- all adjoining owner requests and/or Council initiated proposals will include an assessment of the broader implications that a disposal would have on the whole and/or entire drainage reserve.
- the need to determine the most effective and/or optimum outcome, and/or arrangement in dealing with an entire drainage reserve. This assessment will ensure that any individual sale will be considered in the context of the broader reserve, as required.

### **Proposed Approach**

Having considered the submissions and representations made on behalf of the community, there are no substantial reasons, with the exception of the proposed amendments noted above, to further vary and/or reflect any of the suggested issues raised throughout the exhibition period.

That said, it is recommended that Council endorse the attached draft policy, as printed.

### **POLICY IMPACT**

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The Drainage Reserves Disposal Policy complies with legislative requirements for the disposal of surplus drainage reserve land and supports Council’s commitment to good governance practices.

The adoption of this Policy supersedes the previous policies adopted by the former Bankstown and Canterbury Councils.

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

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This report has no implications for the Budget.

### **RECOMMENDATION** That -

---

1. Council note the submissions received with regards to the Draft Drainage Reserves Disposal Policy.
2. The attached Drainage Reserves Disposal Policy be adopted.
3. Council write to all persons who made a submission with regards to the Draft Drainage Reserves Disposal Policy and notify them of its decision.

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

---

- A. Drainage Reserves Disposal Policy
- B. Previous Report to Council

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## Report of the General Manager - 27 June 2017

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**ITEM 6.6**                      **Disability Inclusion Action Plan 2017-2021**

**AUTHOR**                      **Community Services**

### **ISSUE**

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Adoption of Council's Disability Inclusion Action Plan.

### **RECOMMENDATION**

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That the draft Disability Inclusion Action Plan 2017-2021 be adopted.

### **BACKGROUND**

---

The City of Canterbury Bankstown has developed a Disability Inclusion Action Plan 2017-2017 (DIAP) as required under the NSW Disability Inclusion Act, 2014 (DIA). The DIAP must be in place by 1 July 2017. A copy of the plan must be provided to the NSW Disability Council.

Council at its meeting on 18 April 2017 resolved that the draft Disability Inclusion Action Plan be supported in principle and placed on public exhibition for a period of 28 days.

### **REPORT**

---

The draft Disability Inclusion Action Plan was exhibited for a period of 28 days following the resolution of Council on 18 April 2017. At the closure of the exhibition period nine submissions were received and are listed in Attachment A.

The submissions do not propose any significant changes to the draft plan, however some minor changes to the language have been incorporated into the final draft.

### **POLICY IMPACT**

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Adoption of the Disability Action Inclusion Plan will set Council's position in relation to Universal Access and Disability Inclusion in the LGA.

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

There is no financial implications in adoption of this report. Ensuring Council facilities and amenities are accessible to the entire community will be an ongoing cost that Council will incorporate into existing works programs and operational budgets.

## **RECOMMENDATION**

---

That the draft Disability Inclusion Action Plan 2017-2021 be adopted.

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

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- A. Disability Inclusion Action Plan Community Feedback
- B. Disability Inclusion Action Plan 2017-2021

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## Report of the General Manager - 27 June 2017

---

### **ITEM 6.7**                      **Operational Changes - Leisure and Aquatic Centres**

**AUTHOR**                      **Community Services**

### **ISSUE**

Alignment of the entry age for unaccompanied minors to 14 years of age to align with the Royal Life Saving Keep Watch Program.

### **RECOMMENDATION** That -

---

1. The entry age of children without adult supervision for all Councils Leisure and Aquatic Centres be aligned to the Royal Life Saving Keep Watch program from 1 September, 2017.
2. Council reviews its Pool Supervision guidelines at its Leisure and Aquatic Centres and ensure alignment with Royal Life Saving best practice guidelines.
3. Council develops procedures to support this change in policy to address swim squad and learn to swim members.
4. Council Implements a targeted media campaign on pool supervision and the Leisure and Aquatic Centre entry terms and conditions

### **BACKGROUND**

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The City of Canterbury Bankstown operates six Leisure and Aquatic Centres located in Birrong, Canterbury, Greenacre, Revesby, Roselands and Villawood. These centres attract over 700,000 visits per annum, 35% of which are children.

Children aged 0-14 years are recognised as the number one area of priority in Royal Life Saving's 2016 Drowning Report. Further to this, the Leisure and Aquatic Industry which includes public pools considers this age group as high risk.

Council is currently a Royal Life Saving Keep Watch at Public Pools program partner. However, there is a discrepancy between the entry age of children that require a responsible adult to be with them at Council's facilities and the Keep Watch program guidelines.

### **REPORT**

---

Royal Life Saving Keep Watch at Public Pools Program is a proactive approach to eliminating drowning in the 0-14 year age group. This program also forms an integral part of the Pool Supervision procedures and standards at Council's Leisure and Aquatic Centres.

The Program targets parents and carers of children to assist them to understand their responsibilities and the dangers of leaving their children unattended at the pool. The Program is clearly defined as:

- For 0–5 year olds and non-swimmers, a parent or carer needs to be in the water at all times and within arms' reach of the child. It is best that parents and carers are engaging with their children i.e. playing with them, talking to them.
- Constant active supervision is required for children aged 6–10 years old. Parents and carers must be prepared to enter the water with this age group. Accordingly Children under 10 years are not allowed entry unless under active supervision of a person 16 years or older.
- For 11–14 year olds, it is recommended that parents or carers regularly check on their child by physically going to where they are in or around the water.

However, Council's current entry terms and condition only require a responsible adult 18 years or over to accompany children under 10.

This misalignment with the guidelines is proposed to be rectified by raising the entry age of children without adult supervision to 14 years of age. This change in conjunction with the current Pool Supervision procedures, will allow Council to achieve best practice and will also play a key role in managing the risk of children drowning within the Leisure and Aquatic Centres.

It should be acknowledged that this change could impose some inconvenience to the parents of squad swimming customers, who at times drop their children off to training and return to collect them at the end of the session. Council will develop and renew procedures to accommodate this issue.

A targeted media campaign on the Keep Watch program and the Terms and Conditions of entry at Council's Leisure and Aquatic Centres is also proposed. This campaign would communicate this critical safety message to the Community through the use of Council's website and social media pages, as well as media releases and upgrades to signage at all centres.

## **POLICY IMPACT**

---

This change aligns Councils Leisure and Aquatic Centres Entry Terms and Conditions with the Royal Life Saving Keep Watch Program pool supervision guidelines.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

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Any costs associated with communicating and promoting this change in policy will be covered in the Leisure and Aquatics operational budget.



## **RECOMMENDATION** That -

---

1. The entry age of children without adult supervision for all Councils Leisure and Aquatic Centres be aligned to the Royal Life Saving Keep Watch program from 1 September, 2017.
2. Council reviews its Pool Supervision guidelines at its Leisure and Aquatic Centres and ensure alignment with Royal Life Saving best practice guidelines.
3. Council develops procedures to support this change in policy to address swim squad and learn to swim members.
4. Council Implements a targeted media campaign on pool supervision and the Leisure and Aquatic Centre entry terms and conditions

## **ATTACHMENTS**

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Nil



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## Report of the General Manager - 27 June 2017

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**ITEM 6.8**                      **Community Safety - No Loitering Signage**

**AUTHOR**                      **Community Services**

### **ISSUE**

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Policy change to support the removal of 'No Loitering' signage in the Canterbury and Roselands Wards.

### **RECOMMENDATION**

---

That 'No Loitering' signage in the Canterbury and Roselands Wards be removed.

### **BACKGROUND**

---

There are currently 38 No Loitering signs in the Canterbury and Roselands Wards.

Some years ago, the former Canterbury Council had resolved that appropriate signage be introduced to address street prostitution offences and discourage young people from congregating in high crime areas. Since that time the laws have changed to allow Police to address these issues without requiring these signs.

### **REPORT**

#### **Enforcement of No Loitering Signage**

There are no provisions under the Local Government Act 1993 regarding the implementation or enforcement of No Loitering signage.

Under the Law Enforcement (Powers and Responsibilities) Act 1993, Police have the power to issue a 'move on' direction to an individual regardless of whether No Loitering signage is in place or not.

#### **Recorded incidents of infringements to No Loitering from January 2016 to present**

Advice was sought from Campsie and Ashfield Local Area Commands (LAC) regarding issues in relation to anti-social behaviour at these locations and how useful the signs are in assisting Police with addressing these issues. Their advice indicates that 'move on' powers are sufficient enough for Police to be able to address anti-social behaviour in public places.

Campsie LAC has not issued a 'No Loitering Infringement', or a 'Move On' direction at any location where No Loitering Signs have been erected.

Ashfield LAC has not issued a 'No Loitering Infringement', or a 'Move On' direction at any locations where No Loitering Signs have been erected.

## **POLICY IMPACT**

---

The report has no policy implications. Advice from Police suggests that Council does not require a Policy on No Loitering signage.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

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The removal works can be covered within the 2016/17 operational budget.

## **RECOMMENDATION**

---

That 'No Loitering' signage in the Canterbury and Roselands Wards be removed.

## **ATTACHMENTS**

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Nil

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## Report of the General Manager - 27 June 2017

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**ITEM 6.9**                      **Property Matter - Ultimate Skirmish, 2 Maxwell Avenue, Milperra**

**AUTHOR**                      **Corporate**

### **ISSUE**

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To consider ongoing lease tenure of 2 Maxwell Avenue, Milperra to The Ultimate Skirmish Game Pty Ltd (TUSG).

### **RECOMMENDATION** That –

---

1. Council, in principle, agree to enter into a Lease with The Ultimate Skirmish Game Pty Ltd, as outlined in the report.
2. Council publicly notify and exhibit the proposed Lease in accordance with the relevant provisions of the Local Government Act 1993.
3. Subject to there being no submissions, Council delegate the General Manager authority to determine the rent and lease documentation, as outlined in the report.
4. The Administrator and General Manager be delegated authority to sign all documents under the common seal of Council, as required.

### **BACKGROUND**

---

Following a tendering process in 2005, Council resolved to award a ten year lease and ten year option to The Ultimate Skirmish Game Pty Ltd (TUSG). The registered lease commenced on 1 April 2007 and expired on 31 March 2017.

In 2014, Council agreed to a variation in rent for the leased area on the basis that a significant part of the leased area was unused by the Lessee due to dense bushland and other environmental considerations. The revised rent was due to again be reviewed if the Lessee chose to exercise the Lease option.

This report considers TUSG's ongoing tenure of the site.

### **REPORT**

---

Whilst intending to exercise their option, inadvertently, TUSG did not respond within the prescribed timeframe, as required under the Lease.

Given the situation and the relevant provisions of the Local Government Act 1993, Council in principle, has proposed to grant TUSG an option to lease the site for a further period of three years with one option of a further two years. This of course is subject to carrying out the relevant notification and exhibition process and its subsequent consideration by Council.

As is normally the case, Council will obtain an independent valuation to determine the relevant rent for the site. All other provisions of the proposed lease will remain the same.

TUSG has agreed to the above approach.

## **POLICY IMPACT**

---

The report has no policy impact.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

In accordance with the terms of the lease, an independent valuation will be conducted to determine the suitable rental value for the new lease.

## **RECOMMENDATION** That –

---

1. Council, in principle, agree to enter into a Lease with The Ultimate Skirmish Game Pty Ltd, as outlined in the report.
2. Council publicly notify and exhibit the proposed Lease in accordance with the relevant provisions of the Local Government Act 1993.
3. Subject to there being no submissions, Council delegate the General Manager authority to determine the rent and lease documentation, as outlined in the report.
4. The Administrator and General Manager be delegated authority to sign all documents under the common seal of Council, as required.

## **ATTACHMENTS**

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Nil

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## Report of the General Manager - 27 June 2017

---

**ITEM 6.10**                      **Property Matter - Leslie Street Depot - Community Radio Licence**

**AUTHOR**                      **Corporate**

### **ISSUE**

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To consider the continuation of the current licence permitting a radio transmitter to be positioned on the rooftop of a building at the Council depot in Leslie Street, Roselands.

The current licence is set to expire on 31 July 2017.

### **RECOMMENDATION** That -

---

1. Council enter a new 12-month licence with the current operator, commencing 1 August 2017, as outlined in the report.
2. The General Manager be delegated authority to finalise the Licence Agreement and sign all documentation, as required.

### **BACKGROUND**

---

At present, Council has an existing licence at its Leslie Street Depot with an AM Community Radio Station. The licence accommodates a large transmitter and antenna situation on the roof of one of Council's buildings on site. The arrangement has been in place since 1999 and currently provides for a rental return of around \$7K per annum.

The operator has requested that the arrangements continue.

### **REPORT**

---

Council would agree that following its amalgamation, Council has continued to effectively provide all services to our community at the same level of high standards provided by the former Councils.

Council's transition plan provides for our new organisation to both review and assess its approach to servicing its large span of operational control across the local government area, and realise opportunities to streamline its operations, where appropriate.

As one of its key operational sites, Leslie street depot forms an integral part of Council's ongoing considerations, particularly given its locality, proximity and accessibility throughout our local government area. Given this, Council's reliance on this depot will feature heavily in how Council optimally utilises this key asset to service its community.

That said, Council will require full and/or exclusive access to all components of the site to achieve this, and therefore respectfully transition all other users off the site. Indeed, Council has already advised its other lessee on the site (CA&I Pty Ltd) that it will not be renewing its lease, which ends in July 2017.

Given the nature of their operations, Council proposes that the operator continue to utilise Leslie Street depot to transmit/broadcast from for a further twelve month period, whilst they source and/or secure an alternate option/solution for their operations.

It is proposed that the same licence terms continue to apply for the ensuing licence period.

## **POLICY IMPACT**

---

There will be no direct policy impact arising from this report

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

Council will continue to receive rent proceeds of around \$7K under the new licence agreement.

## **RECOMMENDATION** That -

---

1. Council enter a new 12-month licence with the current operator, commencing 1 August 2017, as outlined in the report.
2. The General Manager be delegated authority to finalise the Licence Agreement and sign all documentation, as required.

## **ATTACHMENTS**

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Nil



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## Report of the General Manager - 27 June 2017

---

**ITEM 6.11                      Compulsory Acquisition of 15 Close Street Canterbury for the purpose of a construction lease for the Sydney Metro City and Southwest Project**

**AUTHOR                      Corporate**

### **ISSUE**

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To consider a request from Transport for NSW (TfNSW) to acquire a construction lease for the purpose of establishing a compound site at 15 Close Street, Canterbury (the old Canterbury Bowling Club site) to facilitate the construction of the Sydney Metro City & Southwest Project.

### **RECOMMENDATION** That -

---

1. Council notes Transport for NSW request to commence the acquisition of a construction lease over Lot 1 DP 818683 – 15 Close Street, Canterbury (the former Canterbury Bowling Club).
2. The General Manager be delegated authority to negotiate the acquisition by agreement.
3. The Administrator and General Manager be delegated authority to sign all relevant documentation under the common seal of Council, as required.

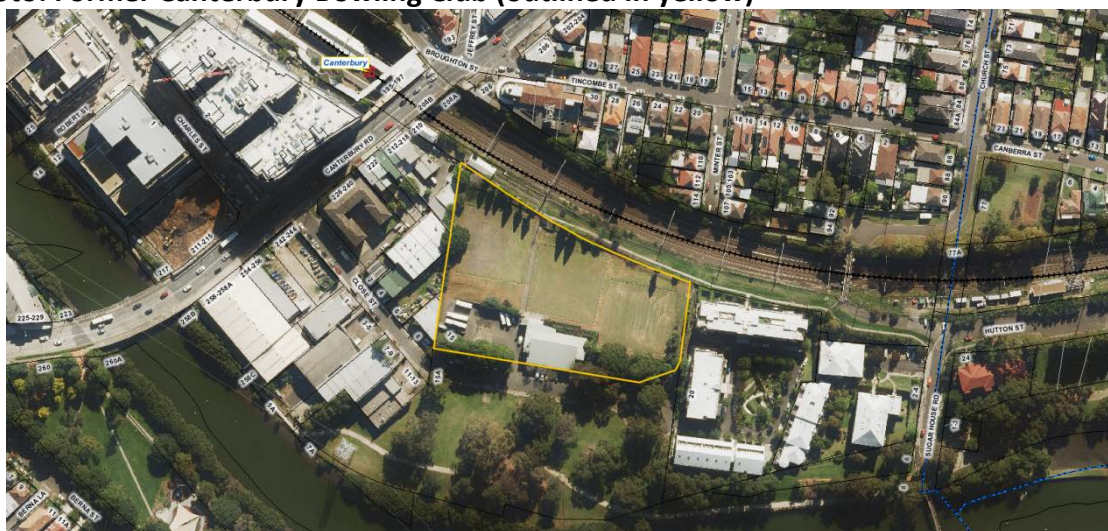
### **BACKGROUND**

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The former Canterbury Council at its meeting on 25 June 2015, resolved to rezone 15 Close Street, Canterbury from RE1 to R4 High Density Residential and to reclassify from community to operational land. The planning proposal was referred to the Minister following the Council meeting for its consideration to make the plan as a local environmental plan. It should be noted that no decision has been made regarding the proposal to date.

This report is to consider Transport for NSW (TfNSW) recent request to commence acquisition of a construction lease over the former Canterbury Bowling Club site, particularly for the purposes of the Sydney Metro City & Southwest Project (the Project).

**Photo: Former Canterbury Bowling Club (outlined in yellow)**



## REPORT

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As indicated, Council is in receipt of a notice for compulsory acquisition of a construction lease over the former Canterbury Bowling Club site. TfNSW intend to apply the Land Acquisition (Just Terms Compensation) Act 1991 in regard to the acquisition of the construction lease over the property. TfNSW's aim for the compulsory acquisition is to ensure that the land required for the Project is obtained in the Project time frames.

To some extent, the request is timely given that the newly elected Council will have the opportunity to again determine the most opportune outcome for the site, having regard to the broader outcome of the Sydenham to Bankstown Metro Strategy. This will provide Council with sufficient time to understand the Governments strategy for the Metro corridor and reflect this in its decision regarding the site.

Council understands that TfNSW may require the site for a period of up to five years. TfNSW have advised that the site will be used as a compound site to park construction workers cars, storage of construction materials and provision of offices within the old bowling club building.

## CONCLUSION

Given TfNSW intends to commence the compulsory acquisition process, Council ideally should look to negotiate with them by agreement, which will ensure that Council reflects any concerns, particularly the impact on the surrounding community and current occupants of the site, as reasonably possible. In the event that agreement is not reached between the parties, TfNSW may commence the compulsory acquisition process by providing Council with a proposed acquisition notice (PAN) under the Just Terms Act.

## POLICY IMPACT

---

There will be no direct policy impact arising from this report

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

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Council will receive compensation by way of rent as determined by the party's valuers.

## **RECOMMENDATION** That -

---

1. Council notes Transport for NSW request to commence the acquisition of a construction lease over Lot 1 DP 818683 – 15 Close Street, Canterbury (the former Canterbury Bowling Club).
2. The General Manager be delegated authority to negotiate the acquisition by agreement.
3. The Administrator and General Manager be delegated authority to sign all relevant documentation under the common seal of Council, as required.

## **ATTACHMENTS**

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Nil



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## Report of the General Manager - 27 June 2017

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### **ITEM 6.12**                      **Cash and Investment Report as at 31 May 2017**

**AUTHOR**                      **Corporate**

### **ISSUE**

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This report details Council's cash and investments as at 31 May 2017.

### **RECOMMENDATION** That -

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1. The Cash and Investment Report as at 31 May 2017 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

### **BACKGROUND**

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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 now managed in accordance with Councils' recently adopted investment policy (May 17). The report below provides a consolidated summary of Council's total cash investments.

### **REPORT**

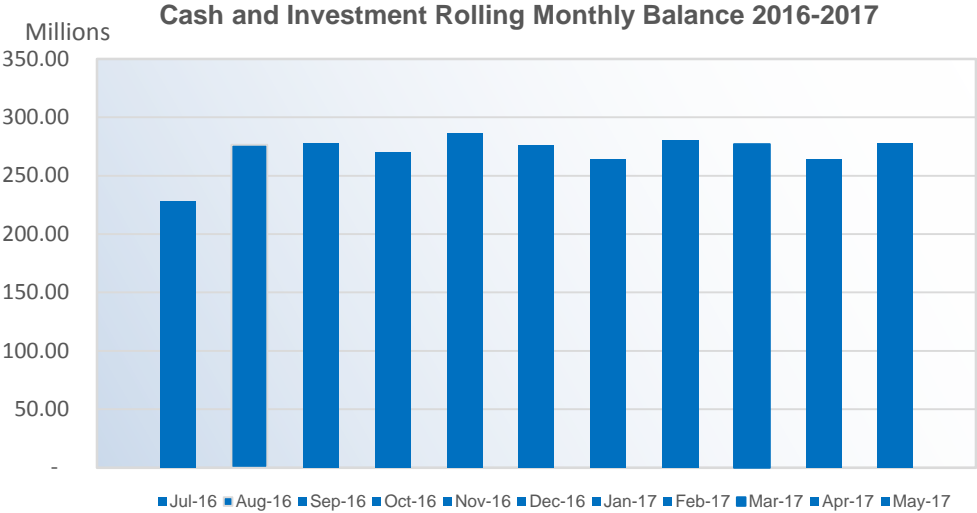
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#### **Cash and Investment Summary – as at 31 May 2017**

In total, Council's Cash and Investments holdings as at 31 May 2017 is as follows:

<b>Cash and Investments</b>	<b>\$</b>
<b>Cash at Bank</b>	5,774,285
<b>Deposits at Call</b>	44,502,090
<b>Term Deposits</b>	201,263,000
<b>Floating Rate Notes</b>	26,001,485
<b>Total Cash and Investments</b>	<b>277,540,860</b>

Council’s level of cash and investments varies from month to month, particularly given the timing of Council’s rates and collection cycle, its operations and carrying out its capital works program. The following graph outlines Council’s closing cash and investment balance for each month.



A summary of Council’s investment interest income earned for the period to 31 May 2017 is as follows:

Interest Income	May 2017 \$	Year-to-date May 2017 \$
<b>Budget</b>	577,066	6,347,727
<b>Actual Interest</b>	660,723	7,119,406
<b>Variance</b>	83,657	771,679
<b>Variance (%)</b>	14.50%	12.16%

Year to date investment interest is tracking well above budget. It is mainly due to higher than anticipated cash and investment balances and achieving higher than budgeted portfolio returns each month. The budget figures reflect the March revision adopted at the May meeting.

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

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

<b>Overall Portfolio Maturity Limits</b>	
	<b>Actual % of Portfolio</b>
<b>Working Capital Funds ( 0-3 months)</b>	27
<b>Short Term ( 3-12 months )</b>	27
<b>Short – Medium ( 1-2 years )</b>	17
<b>Medium ( 2-5 years )</b>	29
<b>Long Term ( 5-10 years )</b>	0
<b>Total Cash and Investments</b>	100%

<b>Overall Portfolio by Investment Type</b>	
	<b>Actual % of Portfolio</b>
<b>Cash at Bank</b>	2
<b>Deposits at Call</b>	16
<b>Term Deposits</b>	73
<b>Floating Rate Notes</b>	9
<b>Total Cash and Investments</b>	100%

At the May 2017 Council meeting a new Cash Investment Policy was adopted. This policy has been implemented and replaces both the former Bankstown and Canterbury policies.

During the month of May rating agency S & P downgraded the long term credit rating of 23 financial institutions. This downgrade has resulted in the BBB category being outside the credit quality policy limits and an overweight exposure with Bank of Queensland (BBB rated) in the counterparty limits. All other credit quality and counterparty limits remain within policy limits.

Council's investment advisor CPG has recommended not to break any BBB rated Term Deposits and to continue to hold the BBB Floating Rate Notes until the market is most favourable to maximise capital profits.

In accordance with the current Cash Investment Policy, Council will not enter into any new investments in the BBB category or with the Bank of Queensland until the effected category and counterparty exposure is within policy limits.

## **CERTIFICATION OF INVESTMENTS - RESPONSIBLE ACCOUNTING OFFICER**

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The Responsible Accounting Officer certifies that the cash and investments detailed in this report have been invested in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2005, the Minister's Investment Order, the Division of Local Government's Investment Policy Guidelines and the former Councils' Cash Investments Policies.

## **POLICY IMPACT**

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

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

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

## **RECOMMENDATION** That -

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1. The Cash and Investment Report as at 31 May 2017 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

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

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- A. CPG Research & Advisory Monthly Consolidated Investment Report May 2017



## **7 COMMITTEE REPORTS**

The following items are submitted for consideration -

7.1	Minutes of the Youth Advisory Committee meeting held on 8 May 2017	99
7.2	Minutes of the Community Safety Advisory Committee meeting held on 22 May 2017	101
7.3	Minutes of the Aboriginal and Torres Strait Islander Advisory Committee meeting held on 23 May 2017	103
7.4	Minutes of the Council Advisory Group and the Integrated Planning and Reporting Sub-Committee meeting held on 30 May 2017	105
7.5	Minutes of the Canterbury Branch and Bankstown Branch Traffic Committee meetings held on 13th June 2017	107



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## Committee Reports - 27 June 2017

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**ITEM 7.1**                      **Minutes of the Youth Advisory Committee meeting held on 8 May 2017**

**AUTHOR**                      **Corporate**

### **ISSUE**

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Minutes of the Youth Advisory Committee meeting.

### **RECOMMENDATION**

---

That the minutes of the Youth Advisory Committee meeting held on 8 May 2017 be adopted.

### **REPORT**

---

On 25 October 2016, Council resolved to re-establish the Youth Advisory Committee. This Community Advisory Committee has powers to make recommendations but not decisions. Attached are the minutes from its meeting held on 8 May 2017.

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

This report has no financial implications.

### **RECOMMENDATION**

---

That the minutes of the Youth Advisory Committee meeting held on 8 May 2017 be adopted.

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

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A.     Minutes of the Youth Advisory Committee meeting held on 8 May 2017



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## Committee Reports - 27 June 2017

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**ITEM 7.2**                      **Minutes of the Community Safety Advisory Committee meeting held on 22 May 2017**

**AUTHOR**                      **Corporate**

### **ISSUE**

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Minutes of the Community Safety Advisory Committee meeting.

### **RECOMMENDATION**

---

That the minutes of the Community Safety Advisory Committee meeting held on 22 May 2017 be adopted.

### **REPORT**

---

On 25 October 2016, Council resolved to re-establish the Community Safety Advisory Committee. This Community Advisory Committee has powers to make recommendations but not decisions. Attached are the minutes from its meeting held on 22 May 2017.

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

This report has no financial implications.

### **RECOMMENDATION**

---

That the minutes of the Community Safety Advisory Committee meeting held on 22 May 2017 be adopted.

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

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A.     Minutes of the Community Safety Advisory Committee meeting held on 22 May 2017



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## Committee Reports - 27 June 2017

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**ITEM 7.3**                      **Minutes of the Aboriginal and Torres Strait Islander Advisory Committee meeting held on 23 May 2017**

**AUTHOR**                      **Corporate**

### **ISSUE**

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Minutes of the Aboriginal and Torres Strait Islander Advisory Committee meeting.

### **RECOMMENDATION**

---

That the minutes of the Aboriginal and Torres Strait Islander Advisory Committee meeting held on 23 May 2017 be adopted.

### **REPORT**

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On 25 October 2016, Council resolved to re-establish the Aboriginal and Torres Strait Islander Advisory Committee. This Community Advisory Committee has powers to make recommendations but not decisions. Attached are the minutes from its meeting held on 23 May 2017.

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

This report has no financial implications.

### **RECOMMENDATION**

---

That the minutes of the Aboriginal and Torres Strait Islander Advisory Committee meeting held on 23 May 2017 be adopted.

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

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- A.     Minutes of the Aboriginal and Torres Strait Islander Advisory Committee meeting held on 23 May 2017





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## Committee Reports - 27 June 2017

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**ITEM 7.4**                      **Minutes of the Council Advisory Group and the Integrated Planning and Reporting Sub-Committee meeting held on 30 May 2017**

**AUTHOR**                      **Corporate**

### **ISSUE**

---

Minutes of the Council Advisory Group and the Integrated Planning and Reporting Sub-Committee meeting.

### **RECOMMENDATION**

---

That the minutes of the Council Advisory Group and the Integrated Planning and Reporting Sub-Committee meeting held on 30 May 2017 be adopted.

### **REPORT**

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On 14 June 2016, Council resolved to establish the Canterbury-Bankstown Council Advisory Group and the Integrated Planning and Reporting Sub-Committee. The Council advisory committees have powers to make recommendations but not decisions. Attached are the minutes from the meeting held on 30 May 2017.

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

---

This report has no financial impacts.

### **RECOMMENDATION**

---

That the minutes of the Council Advisory Group and the Integrated Planning and Reporting Sub-Committee meeting held on 30 May 2017 be adopted.

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

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- A.     Minutes of the Council Advisory Group and the Integrated Planning and Reporting Sub-Committee meeting held on 30 May 2017



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## Committee Reports - 27 June 2017

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**ITEM 7.5**                      **Minutes of the Canterbury Branch and Bankstown Branch Traffic Committee meetings held on 13th June 2017**

**AUTHOR**                      **Operations**

### **ISSUE**

---

Recommendations of the Canterbury Branch and Bankstown Branch Traffic Committee meetings.

### **RECOMMENDATION**

---

That the recommendations contained in the minutes of the Canterbury Branch Traffic Committee and Bankstown Branch Traffic Committee meetings held on 13 June 2017, be adopted.

### **BACKGROUND**

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Attached are the minutes of the Canterbury Branch Traffic Committee and Bankstown Branch Traffic Committee meetings held on 13 June 2017.

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.

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

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

### **RECOMMENDATION**

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That the recommendations contained in the minutes of the Canterbury Branch Traffic Committee and Bankstown Branch Traffic Committee meetings held on 13 June 2017, be adopted.

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

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- A. Minutes of the Canterbury Branch Traffic Committee meeting held on 13th June 2017
- B. Minutes of the Bankstown Branch Traffic Committee meeting held on 13th June 2017



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

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



## **9            MATTERS FOR INFORMATION**

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





**10        QUESTIONS FOR NEXT MEETING**



## **11 CONFIDENTIAL SESSION**

11.1 T37-17 - Design, Supply and Installation of CCTV Cameras at Paul Keating Park

11.2 Property Matter - 17 Werona Avenue, Punchbowl

11.3 Property Matter: 10-14 Padstow Parade, Padstow

11.4 Property Matter - 176 Cooper Road, Yagoona

# **General Manager's Statement**

## **Confidentiality**

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

## CONFIDENTIAL SESSION

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

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

### RECOMMENDATION

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

Item 11.1 T37-17 - Design, Supply and Installation of CCTV Cameras at Paul Keating Park

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

Item 11.2 Property Matter - 17 Werona Avenue, Punchbowl

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

Item 11.3 Property Matter: 10-14 Padstow Parade, Padstow

*This report is considered to be confidential in accordance with Section 10A(2)(d)(ii) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council.*

Item 11.4 Property Matter - 176 Cooper Road, Yagoona

*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.*