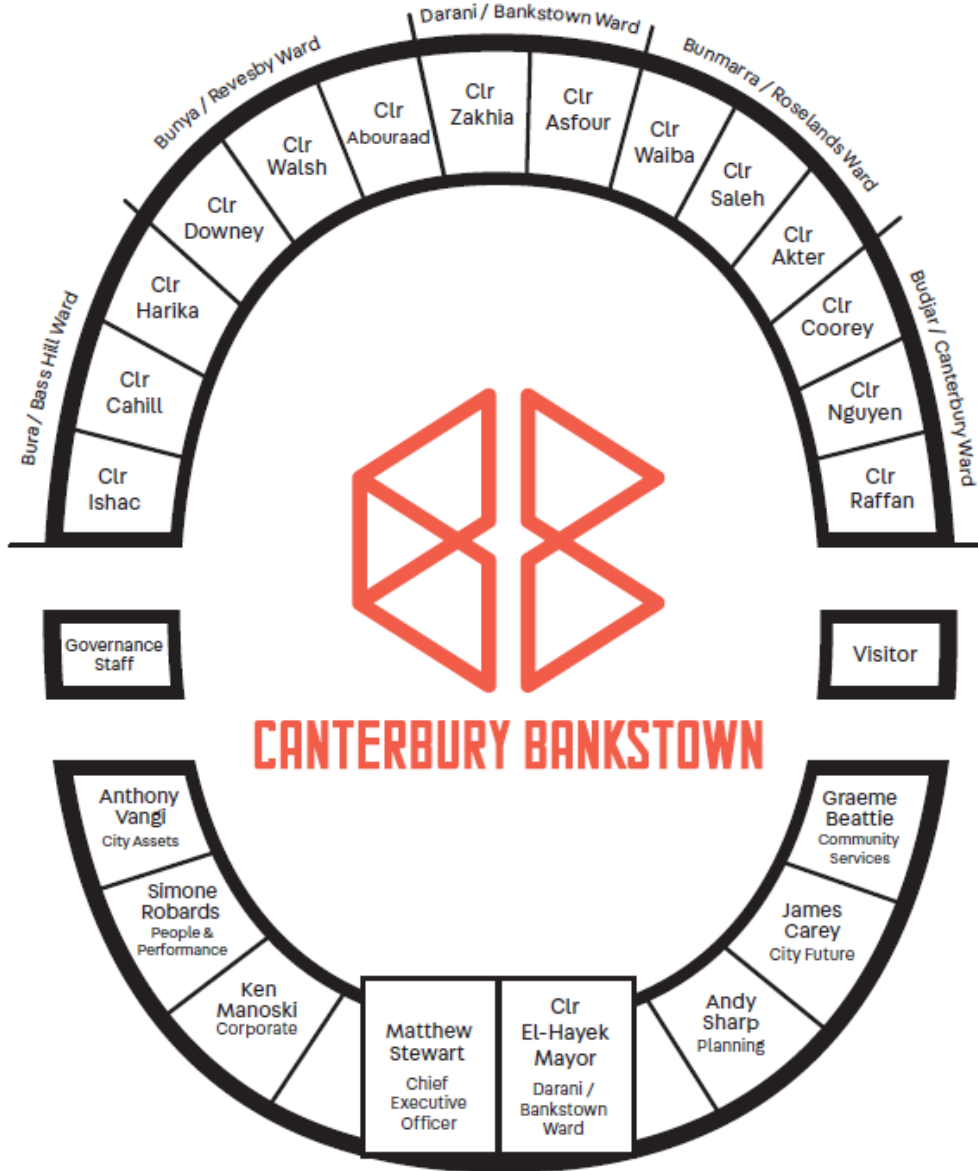




AGENDA FOR THE ORDINARY MEETING

26 March 2024

Gallery



Statement of Ethical Obligations

Oath or Affirmation of Office

In taking the Oath or Affirmation of Office, each Councillor has made a commitment to undertake the duties of the office of councillor in the best interests of the people of Canterbury Bankstown and Canterbury Bankstown Council and that they will faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act to the best of their ability and judgment.

Conflicts of Interest

A councillor who has a conflict of interest in any matter with which the council is concerned, and who is present at a meeting of the council when the matter is being considered, must disclose the interest and the nature of the interest to the meeting as soon as practicable. Both the disclosure and the nature of the interest must be recorded in the minutes of the Council meeting where the conflict of interest arises. Councillors should ensure that they are familiar with Parts 4 and 5 of the Code of Conduct in relation to their obligations to declare and manage conflicts of interests.

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1 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The following minutes are submitted for confirmation -

1.1 Minutes of the Ordinary Meeting of Council of 27 February 20249

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 27 FEBRUARY 2024

PRESENT: Mayor, Councillor El-Hayek
Councillors Abouraad, Akter, Asfour, Cahill, Coorey, Downey, Harika, Ishac,
Nguyen, Raffan, Saleh OAM, Walsh and Zakhia

APOLOGIES Councillor Waiba

HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.33 PM.

ACKNOWLEDGEMENT OF COUNTRY

THE MAYOR ACKNOWLEDGED THE TRADITIONAL CUSTODIANS OF THE LAND, WATER AND SKIES OF WHERE WE ARE MEETING TODAY THE DARUG (DARAG, DHARUG, DARUK AND DHARUK) PEOPLE AND PAID RESPECT TO DARUG CULTURAL HERITAGE, BELIEFS AND RELATIONSHIP WITH THE LAND. THE MAYOR ALSO ACKNOWLEDGED FIRST PEOPLES' CONTINUING IMPORTANCE TO OUR COMMUNITY.

SECTION 1: CONFIRMATION OF MINUTES

(646)

CLR. DOWNEY:/CLR. ZAKHIA

RESOLVED that the minutes of the Ordinary Council Meeting held on 7 December 2023 be adopted.

- CARRIED

SECTION 2: LEAVE OF ABSENCE

(647)

CLR. DOWNEY:/CLR. ISHAC

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

- CARRIED

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

In respect to Item 5.4 – Council's Submission to the NSW Government's Housing Policy Changes, Clr Raffan declared a pecuniary interest given that her primary place of residence being within the areas proposed for the reforms however, given its significant impact across the LGA, she has prior to the meeting submitted a Special Disclosure form, in accordance with the Code of Conduct, and as such she will remain in the chamber and vote on the matter in accordance with the Code of Conduct.

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In respect to Item 5.4 – Council’s Submission to the NSW Government’s Housing Policy Changes, Clr Saleh declared a significant non-pecuniary interest given that a number of persons close to him own property affected by the proposed reforms and as such, he will vacate the chamber taking no part in debate or the decision on the matter.

In respect to Item 5.4 - Council’s Submission to the NSW Government’s Housing Policy Changes, Clr Coorey declared a pecuniary interest given that she owns investment properties which are affected by the proposed reforms and as such, she will vacate the chamber taking no part in debate or the decision on the matter.

In respect to Item 5.4 – Council’s Submission to the NSW Government’s Housing Policy Changes, Clr Akter declared a pecuniary interest given that her primary place of residence being within the areas proposed for the reforms however, given its significant impact across the LGA, she has prior to the meeting submitted a Special Disclosure form, in accordance with the Code of Conduct, and as such she will remain in the chamber and vote on the matter in accordance with the Code of Conduct.

In respect to Item 5.4 – Council’s Submission to the NSW Government’s Housing Policy Changes and Item 5.5 – Update on Bankstown City Centre Planning Proposal, Clr Asfour declared a non-pecuniary conflict of interest as a reportable donation was made to his election campaign where the donor has an interest in a property which is affected by the reforms and as such, he will vacate the chamber taking no part in debate or the decision on the matter.

In respect to Item 5.4 - Council’s Submission to the NSW Government’s Housing Policy Changes, Clr Zakhia declared a pecuniary interest given that he owns properties other than his principal place of residence which are affected by the proposed reforms and as such, he will vacate the chamber taking no part in debate or the decision on the matter.

In respect to item 5.4 – Council’s Submission to the NSW Government’s Housing Policy Changes, Clr Abouraad declared a pecuniary interest given that he owns property other than his principal place of residence which is affected by the proposed reforms and as such, he will vacate the chamber taking no part in debate or the decision on the matter.

In respect to Item 5.4 – Council’s Submission to the NSW Government’s Housing Policy Changes, Clr Walsh declared a non-pecuniary conflict of interest as a reportable donation was made to his election campaign where the donor has an interest in a property which is affected by the reforms and as such, he will vacate the chamber taking no part in debate or the decision on the matter.

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In respect to Item 5.4 – Council’s Submission to the NSW Government’s Housing Policy Changes, Clr Downey declared a pecuniary conflict of interest given that she is an office holder of the Revesby Workers Club, which is affected by the proposed reforms and as such, she will vacate the chamber taking no part in debate or the decision on the matter.

In respect to Item 5.4 – Council’s Submission to the NSW Government’s Housing Policy Changes, Clr Cahill declared a pecuniary interest given that a relative owns a property affected by the proposed reforms and as such, he will vacate the chamber taking no part in debate or the decision on the matter.

In respect to Item 5.4 – Council’s Submission to the NSW Government’s Housing Policy Changes, Clr Ishac declared a pecuniary interest given that a relative owns property affected by the proposed reforms and as such, he will vacate the chamber taking no part in debate or the decision on the matter.

In respect to Item 5.4 – Council’s Submission to the NSW Government’s Housing Policy Changes and Item 5.5 – Update on Bankstown City Centre Planning Proposal, Mayor El-Hayek declared a non-pecuniary conflict of interest as a reportable donation was made to his election campaign where the donor has an interest in a property which is affected by the reforms and as such he will vacate the chamber taking no part in debate or the decision on the matter.

SECTION 4: MAYORAL MINUTES

ITEM 4.1 THE YEAR AHEAD
(648) CLR. EL-HAYEK

RESOLVED that Council write to both the Premier and Treasurer, to invite them to a roundtable of business leaders to discuss the future growth and investment in our City and urge them to lead the way by committing to relocate Government Departments and agencies into our City in the immediate future.

- CARRIED

ITEM 4.2 PROPOSED GOVERNMENT HOUSING CHANGES
(649) CLR. EL-HAYEK

RESOLVED that Council write to the NSW Premier to seek an assurance that what happened under the previous Liberal Government, which saw the City divided during Covid, doesn’t happen again and urge him to ensure the housing targets are

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distributed fairly across all Councils, and not leave all the heavy lifting on Councils like ours who are already doing the right thing.

- CARRIED

ITEM 4.3 ADVOCACY STRATEGY

(650) CLR. EL-HAYEK

RESOLVED that the Mayoral Minute be noted.

- CARRIED

CLR SALEH TEMPORARILY VACATED THE CHAMBER AT 7.12 PM AND RETURNED AT 7.13 PM.

ITEM 4.4 SIKH GAMES 2025

(651) CLR. EL-HAYEK

RESOLVED that

1. Council works closely with the organisers of the Sikh Games and to assist them as they look to secure parks and international facilities like the Dunc Gray Velodrome and The Crest Sporting Complex.
2. Council host a Civic Reception, expected to cost around \$7,000, for the organisers and selected guests, to mark this exciting event.

- CARRIED

SECTION 5: PLANNING MATTERS

ITEM 5.1 REPORT ON COUNCIL'S PERFORMANCE IN THE ASSESSMENT OF DEVELOPMENT APPLICATIONS FOR THE SECOND QUARTER OF THE 2023/24 FINANCIAL YEAR, CLAUSE 4.6 VARIATIONS APPROVED FOR THE SECOND QUARTER OF THE 2023/24 FINANCIAL YEAR, PLANNING RELATED LEGAL APPEALS, AND THE STATUS OF CURRENT PLANNING PROPOSALS

(652) CLR. ASFOUR:/CLR. CAHILL

RESOLVED that the report be noted.

- CARRIED

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ITEM 5.2 **PLANNING PROPOSAL FOR 81-95 BORONIA ROAD, GREENACRE (RZ-1/2021)**
(653) **CLR. ASFOUR:/CLR. ZAKHIA**

RESOLVED that

1. Council endorses the advice of the Canterbury Bankstown Local Planning Panel that the planning proposal does not proceed to a Gateway determination.
2. Council writes to the applicant advising it does not support the planning proposal and that it will not proceed to a Gateway determination.
3. Council informs all persons who made a submission to the proposal when it was considered by the Local Planning Panel.

- CARRIED

For:- Ctrs Abouraad, Akter, Asfour, Cahill, Coorey, Downey, El-Hayek, Harika, Ishac, Saleh OAM, Nguyen, Raffan, Walsh and Zakhia

Against:- Nil

ITEM 5.3 **PLANNING PROPOSAL FOR 11 HARP STREET, CAMPSIE (RZ-3/2019)**
(654) **CLR. ASFOUR:/CLR. CAHILL**

RESOLVED that Council resolves to proceed with the planning proposal to amend the Canterbury Bankstown Local Environmental Plan 2023 and seek a Gateway determination in accordance with the following:

1. Prior to the planning proposal being publicly exhibited (after the Gateway determination) the following documentation be prepared to the satisfaction of the council:
 - a) a comprehensive and updated transport management and traffic assessment (including the public transport connection to Campsie) for future development and given the proposed hospital and ancillary uses, all assessments need to address the 24 hours, 365 days per year situation and include construction and operation phases of future development,
 - b) update the assessment of the extent of flooding on the site (having regard to proposed finished ground levels) and the impacts of this flooding on the proposed development including evacuation procedures assessment of potential increased risk of flooding from the changed climate conditions;

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the extent of excavation of and impacts on the existing filling on the site; how site stormwater may be affected and controlled and impacts on flood behaviour in relation to adjoining and nearby lands and the wider catchment,

- c) the site contamination documentation be reviewed by a site auditor to:
 - (i) confirm that the site can be remediated to allow the proposed development including a proposed child care centre, and
 - (ii) assess the potential for any leachate dispersal off the site having regard to the disturbance or removal of any fill and the flooding of the site as assessed in the updated flooding assessment referred to in item (b) above,
 - d) in conjunction with (c) above initial geotechnical and civil engineering advice about what works may be required to ensure structural stability of the site and the proposed buildings and whether this would impact on the extent of excavation and how this may impact on any proposed underground parking including the extent of that parking, and
 - e) Council prepare a site specific DCP Amendment as outlined in Section 4 of the report to the Panel.
2. The documents referred to in item 1 above are to be part of the document package available to the public in the post gateway public exhibition process.
 3. Council prepare and exhibit a site specific DCP Amendment as outlined in this report.
 4. Council seek authority from the Department of Planning, Housing and Infrastructure to exercise the delegation in relation to the plan making functions under Section 3.36(2) of the Environmental Planning and Assessment Act 1979.
 5. A draft Planning Agreement be prepared subject and exhibited to the following:
 - a) Council undertakes further negotiations with the developer to seek increased public benefits, to confirm the total value of each works and monetary contribution item in the Letter of Offer. This may include further analysis and an independent peer review being undertaken by Council prior to exhibition.
 - b) Council engages with NSW Health and Transport for NSW to understand opportunities for pedestrian and cycling connectivity improvements between the site and the Canterbury Public Hospital and require the draft Planning Agreement to progress concept plans at a future date.

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6. Subject to the issue of a Gateway Determination, Council exhibit the Planning Proposal, draft site specific DCP amendment and draft Planning Agreement and the matter be reported to Council following the exhibition.
7. Prior to the planning proposal being publicly exhibited, Council be provided with evidence of a binding long-term agreement to purchase the properties at numbers 5 and 11A Elizabeth Street for access (subject to commercial in confidence).

- CARRIED

For:- Ctrs Abouraad, Akter, Asfour, Cahill, Coorey, Downey, El-Hayek, Harika, Ishac, Saleh OAM, Nguyen, Walsh and Zakhia

Against:- Clr Raffan

ITEM 5.4 COUNCIL'S SUBMISSION TO THE NSW GOVERNMENT'S HOUSING POLICY CHANGES

In respect to Item 5.4 – Council's Submission to the NSW Government's Housing Policy Changes, Clr Raffan declared a pecuniary interest given that her primary place of residence being within the areas proposed for the reforms however, given its significant impact across the LGA, she has prior to the meeting submitted a Special Disclosure form, in accordance with the Code of Conduct, and as such she would remain in the chamber and vote on the matter in accordance with the Code of Conduct.

In respect to Item 5.4 – Council's Submission to the NSW Government's Housing Policy Changes, Clr Saleh declared a significant non-pecuniary interest given that a number of persons close to him own property affected by the proposed reforms, and as such he would vacate the chamber taking no part in debate or the discussion in the matter.

In respect to Item 5.4 - Council's Submission to the NSW Government's Housing Policy Changes, Clr Coorey declared a pecuniary interest given that she owns investment properties which is affected by the proposed reforms, and as such she would vacate the chamber taking no part in debate or the discussion in the matter.

In respect to Item 5.4 – Council's Submission to the NSW Government's Housing Policy Changes, Clr Akter declared a pecuniary interest given that her primary place of residence being within the areas proposed for the reforms however, given its significant impact across the LGA, she has prior to the meeting submitted a Special Disclosure form, in accordance with the Code of Conduct, and as such she would

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remain in the chamber and vote on the matter in accordance with the Code of Conduct.

In respect to Item 5.4 – Council’s Submission to the NSW Government’s Housing Policy Changes, Clr Asfour declared a non-pecuniary conflict of interest as a reportable donation was made to his election campaign where the donor has an interest in a property which is affected by the reforms, and as such he would vacate the chamber taking no part in debate or the discussion in the matter.

In respect to Item 5.4 - Council’s Submission to the NSW Government’s Housing Policy Changes, Clr Zakhia declared a pecuniary interest given that he owns properties other than his principal place of residence which is affected by the proposed reforms, and as such he would vacate the chamber taking no part in debate or the discussion in the matter.

In respect to item 5.4 – Council’s Submission to the NSW Government’s Housing Policy Changes, Clr Abouraad declared a pecuniary interest given that he owns property other than my principal place of residence which is affected by the proposed reforms, and as such he would vacate the chamber taking no part in debate or the discussion in the matter.

In respect to Item 5.4 – Council’s Submission to the NSW Government’s Housing Policy Changes, Clr Walsh declared a non-pecuniary conflict of interest as a reportable donation was made to his election campaign where the donor has an interest in a property which is affected by the reforms, and as such he would vacate the chamber taking no part in debate or the discussion in the matter.

In respect to Item 5.4 – Council’s Submission to the NSW Government’s Housing Policy Changes, Clr Downey declared a pecuniary conflict of interest given that she is an office holder of the Revesby Workers Club, which is affected by the proposed reforms, and as such she would vacate the chamber taking no part in debate or the discussion in the matter.

In respect to Item 5.4 – Council’s Submission to the NSW Government’s Housing Policy Changes, Clr Cahill declared a pecuniary interest given that a relative owns a property affected by the proposed reforms, and as such he would vacate the chamber taking no part in debate or the discussion in the matter.

In respect to Item 5.4 – Council’s Submission to the NSW Government’s Housing Policy Changes, Clr Ishac declared a pecuniary interest given that a relative owns property affected by the proposed reforms, and as such he would vacate the chamber taking no part in debate or the discussion in the matter.

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In respect to Item 5.4 – Council’s Submission to the NSW Government’s Housing Policy Changes, Mayor El-Hayek declared a non-pecuniary conflict of interest as a reportable donation was made to his election campaign where the donor has an interest in a property which is affected by the reforms, and as such he would vacate the chamber taking no part in debate or the discussion in the matter.

(655) CLR. EL-HAYEK:/CLR. ISHAC

RESOLVED that given the nature and number of disclosures of interest, and the lack of a quorum, Council delegate to the Chief Executive Officer its functions in considering and determining the submission to the Department of Planning, Housing and Infrastructure on the Draft Low to Mid-Rise Housing State Environmental Planning Policy (SEPP) and Draft Transport Oriented Development SEPP.

- CARRIED

CLR COOREY REQUESTED THAT HER NAME BE RECORDED AS HAVING VOTED AGAINST THIS RESOLUTION.

ITEM 5.5 UPDATE ON BANKSTOWN CITY CENTRE PLANNING PROPOSAL

In respect to Item 5.5 – Update on Bankstown City Centre Planning Proposal, Mayor El-Hayek declared a non-pecuniary conflict of interest as a reportable donation was made to his election campaign where the donor has an interest in a property which is affected by the reforms and as such he vacated the chamber taking no part in debate.

In respect to Item 5.5 – Update on Bankstown City Centre Planning Proposal, Clr Asfour declared a non-pecuniary conflict of interest as a reportable donation was made to his election campaign where the donor has an interest in a property which is affected by the reforms and as such, he vacated the chamber taking no part in debate.

HIS WORSHIP THE MAYOR CLR EL-HAYEK AND CLR ASFOUR TEMPORARILY VACATED THE CHAMBER AT 7.31 PM.

THE DEPUTY MAYOR CLR HARIKA ASSUMED THE CHAIR.

(656) CLR. DOWNEY:/CLR. ISHAC

RESOLVED that Council

1. Notes the letter received from DPHI dated 2 February 2024, seeking that Council withdraw its Bankstown City Centre Planning Proposal.
2. Advises the DPHI that Council will further consider its request to withdraw once the NSW Government formally presents its draft plan that it proposes should supercede the Bankstown City Centre Planning Proposal currently before it.

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3. Requests that the DPHI brief Council at multiple stages throughout the development of its Bankstown Accelerated TOD.
4. Throughout the DPHI Accelerated TOD process, prepare its own draft DCP for Bankstown City Centre and the matter to be reported back to Council for its further consideration following exhibition.

- CARRIED

For:- Clrs Abouraad, Akter, Cahill, Downey, Harika, Ishac, Saleh OAM, Nguyen, Raffan, Walsh and Zakhia

Against:- Clr Coorey

HIS WORSHIP THE MAYOR CLR EL-HAYEK RETURNED TO THE CHAMBER AT 7.51 PM AND RESUMED THE CHAIR.

CLR ASFOUR RETURNED TO THE MEETING AT 7.51 PM.

SECTION 6: POLICY MATTERS

ITEM 6.1 DRAFT CBCITY ADVOCACY STRATEGIC PLAN AND ASSOCIATED ADVOCACY PRIORITIES

(657) CLR. DOWNEY:/CLR. ABOURAAD

RESOLVED that the Draft CBCity Advocacy Strategic Plan and associated advocacy priorities for 2024 and beyond be placed on exhibition.

- CARRIED

CLR SALEH TEMPORARILY VACATED THE CHAMBER AT 7.48 PM.

CLR RAFFAN TEMPORARILY VACATED THE CHAMBER AT 7.50 PM AND RETURNED AT 7.52 PM.

ITEM 6.2 STREET PARKLET PROGRAM POLICY, GUIDELINES AND FEES AND CHARGES

(658) CLR. RAFFAN:/CLR. NGUYEN

RESOLVED that

1. Council adopts the Policy, Guidelines and Fees and Charges;

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2. An Expression of Interest for parklets commence as set out in the Policy and Guideline.

- CARRIED

SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS

ITEM 7.1 CASH AND INVESTMENT REPORT AS AT 31 JANUARY 2024, 31 DECEMBER 2023 AND 30 NOVEMBER 2023

CLR ISHAC TEMPORARILY VACATED THE CHAMBER AT 7.50 PM AND RETURNED AT 7.56 PM.

(659) CLR. ABOURAAD:/CLR. RAFFAN

RESOLVED that

1. The Cash and Investment Report as at 31 January 2024, 31 December 2023 and 30 November 2023 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

- CARRIED

ITEM 7.2 CODE OF MEETING PRACTICE - AMENDMENT TO 2024 SCHEDULE OF MEETINGS

(660) CLR. RAFFAN:/CLR. ISHAC

RESOLVED that

1. The 2024 Schedule of Council Meetings be amended – whereby the April 2024 Ordinary Meeting of Council be rescheduled from Tuesday 23 April 2024 to Tuesday 30 April 2024.
2. Council agrees to the temporary administrative changes, as outlined in the report.

- CARRIED

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ITEM 7.3 **2024 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION NATIONAL GENERAL ASSEMBLY**

(661) **CLR. WALSH:/CLR. ABOURAAD**

RESOLVED that

1. Council endorse the draft motions, as detailed in the report, for submission to ALGA.
2. The Mayor or his delegate be Council's voting delegate at the 2024 NGA.

- CARRIED

ITEM 7.4 **QUARTERLY PROGRESS REPORT OF THE 2023/24 OPERATIONAL PLAN, 2022-25 DELIVERY PROGRAM, AND BUDGET TO 31 DECEMBER 2023**

(662) **CLR. ABOURAAD:/CLR. ZAKHIA**

RESOLVED that

1. The quarterly progress report of the 2023/24 Operational Plan to 31 December 2023 be noted.
2. The quarterly review of the 2023/24 Budget to 31 December 2023, including proposed budget variations [Attachment C (Annexure C & H)] - as outlined in this report - be adopted.
3. Council endorse the adjustment to Council's full-time equivalent employee resources, as outlined in the report.
4. Council notes the attached report on the provision of expenses and facilities to the Mayor and Councillors, for the period 1 July 2023 till 31 December 2023.
5. In accordance with Council's Councillor Expenses and Facilities Policy, the attached report be made available on Council's website.

- CARRIED

CLR SALEH RETURNED TO THE CHAMBER AT 7.58 PM.

AT THIS STAGE OF THE MEETING, IN ACCORDANCE WITH CLAUSE 15.14 OF THE CODE OF MEETING PRACTICE, HIS WORSHIP THE MAYOR ISSUED A FIRST WARNING AT 8.01 PM TO COUNCILLOR COOREY FOR AN ACT OF DISORDER.

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AT THIS STAGE OF THE MEETING, IN ACCORDANCE WITH CLAUSE 15.14 OF THE CODE OF MEETING PRACTICE, HIS WORSHIP THE MAYOR ISSUED A FIRST WARNING AT 8.12 PM TO COUNCILLOR ASFOUR FOR AN ACT OF DISORDER.

CLR COOREY REQUESTED THAT HER NAME BE RECORDED AS HAVING VOTED AGAINST THIS RESOLUTION.

SECTION 8: SERVICE AND OPERATIONAL MATTERS

(663) CLR. DOWNEY:/CLR. ZAKHIA

RESOLVED that in accordance with Council's Code of Meeting Practice, Council adopts all the recommendations of the Service and Operational Matters with the exception of Items 8.1, 8.3, 8.4, 8.6.

- CARRIED

ITEM 8.1 PROPERTY MATTER - 1A LEYLAND PARADE, 1B AND 1C EDISON LANE, BELMORE

(664) CLR. DOWNEY:/CLR. RAFFAN

RESOLVED that

1. Council agrees in-principle to granting a new three-year lease to Belmore Bowling and Recreation Club Ltd located at 1A Leyland Parade, Belmore, 1B and 1C Edison Lane, Belmore, as outlined in the report.
2. Council publicly exhibit the proposed lease in accordance with the requirements of the Local Government Act 1993.
3. At the conclusion of the public exhibition period, a further report be provided to Council for its consideration.

- CARRIED

ITEM 8.2 PROPERTY MATTER - 82 BRIGHTON AVENUE, CROYDON PARK (FORMER CROYDON PARK BOWLING CLUB)

(665) CLR. DOWNEY:/CLR. ZAKHIA

RESOLVED that

1. Council make an application to the Minister for Local Government under the provisions of section 47 (5) of the Local Government Act 1993 for consent to

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grant the proposed lease over 82 Brighton Avenue, Croydon Park for a term of five years with a five year option with the Australia Korean Association of Sydney & NSW.

2. Once the Minister advises Council on its application to grant consent to the lease, the matter be reported back to Council.

- CARRIED

ITEM 8.3 **75 THE MALL BANKSTOWN - PROPOSED EASEMENT FOR GAS LINE**

(666) **CLR. RAFFAN:/CLR. ZAKHIA**

RESOLVED that

1. Council consents to the creation of a new gas easement in the operational land at 75 The Mall, Bankstown.
2. The Mayor and the Chief Executive Officer be authorised to sign all relevant documentation, under the common seal of council, as required.

- CARRIED

ITEM 8.4 **CANTERBURY-BANKSTOWN BULLDOGS CENTRE OF EXCELLENCE PROPOSAL**

CLR COOREY TEMPORARILY VACATED THE CHAMBER AT 8.32 PM.

(667) **CLR. DOWNEY:/CLR. ISHAC**

RESOLVED that

1. Council support the proposal from the Canterbury-Bankstown Bulldogs to develop a Centre of Excellence at Belmore Oval Sports Complex (3B Edison Lane, Belmore);
2. Council, in principle, agree to a new long-term lease arrangement with the Bulldogs, having regard to the conditions outlined in the report.
3. Subject to (1), the CEO be authorised to prepare/develop the relevant pathway to facilitate the proposed new agreement as outlined in the report.
4. A further report be provided to Council on the matter, as required.

- CARRIED

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ITEM 8.5 **CULTURAL PRECINCTS IN CANTERBURY BANKSTOWN COUNCIL**
(668) **CLR. DOWNEY:/CLR. ZAKHIA**

RESOLVED that

1. Council continue the development and implementation of the *Where Interesting Happens* website promoting locations around cultural cuisines.
2. Council endorse the support for local businesses to collaborate and apply for funding through the NSW Government's Uptown Grant Program.
3. Council provide ongoing opportunities to seek the views and aspirations of residents and businesses around opportunities to highlight the strengths of our local economy, including the expansion of late-night trading.

- CARRIED

ITEM 8.6 **REMOVAL OF RESTRICTION ON TITLE NUMBERED 1(B) AT 164 GREENACRE ROAD, GREENACRE**
(669) **CLR. ZAKHIA:/CLR. ISHAC**

RESOLVED that

1. Council consents to the extinguishment of the restriction numbered 1(b) in DP 845156 for 164 Greenacre Road, Greenacre on the terms outlined in the report.
2. The Mayor and Chief Executive Officer be authorised to sign all necessary documentation for LTD-41/2023 relating to the release of the existing restriction 1(b) under the common seal of Council.

- CARRIED

SECTION 9: COMMITTEE REPORTS

(670) **CLR. HARIKA:/CLR. ISHAC**

RESOLVED that in accordance with Council's Code of Meeting Practice, Council adopts all the recommendations of the Committee Reports.

- CARRIED

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ITEM 9.1 MINUTES OF THE AUDIT RISK AND IMPROVEMENT COMMITTEE MEETING HELD 5 DECEMBER 2023

CLR COOREY RETURNED TO THE MEETING AT 8.34 PM.

(671) CLR. HARIKA:/CLR. ISHAC

RESOLVED that the recommendations contained within the minutes of the Audit Risk and Improvement Committee meeting held on 5 December 2023, be adopted.

- CARRIED

ITEM 9.2 MINUTES OF THE UNIVERSAL ACCESS ADVISORY COMMITTEE MEETING HELD ON 6 DECEMBER 2023

(672) CLR. HARIKA:/CLR. ISHAC

RESOLVED that the minutes of the Universal Access Advisory Committee meeting held on 6 December 2023 be endorsed.

- CARRIED

ITEM 9.3 MINUTES OF THE FIRST PEOPLES ADVISORY COMMITTEE MEETING HELD ON 23 JANUARY 2024

(673) CLR. HARIKA:/CLR. ISHAC

RESOLVED that the minutes of the First Peoples Advisory Committee meeting held on 23 January 2024 be endorsed.

- CARRIED

ITEM 9.4 MINUTES OF THE COMMUNITY SAFETY ADVISORY COMMITTEE MEETING HELD ON 8 FEBRUARY 2024

(674) CLR. HARIKA:/CLR. ISHAC

RESOLVED that the minutes of the Community Safety Advisory Committee meeting held on 8 February 2024 be endorsed.

- CARRIED

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ITEM 9.5 **MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 13 FEBRUARY 2024**
(675) **CLR. HARIKA:/CLR. ISHAC**

RESOLVED that the recommendations contained in the minutes of the Canterbury-Bankstown Council Traffic Committee meeting held on 13 February 2024, be adopted.

- CARRIED

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

(676) **CLR. CAHILL:/CLR. HARIKA**

RESOLVED that in accordance with Council’s Code of Meeting Practice, Council adopts all the recommendations of the Notice of Motions and Questions with Notice with the exception of 10.1, 10.2, 10.3, 10.4, 10.6, 10.7, 10.8, 10.12, 10.13.

- CARRIED

ITEM 10.1 **STATUS OF PREVIOUS NOTICES OF MOTION - FEBRUARY 2024**
(677) **CLR. ABOURAAD:/CLR. ZAKHIA**

RESOLVED that the information be noted.

- CARRIED

CLR SALEH TEMPORARILY VACATED THE CHAMBER AT 8.40 PM AND RETURNED AT 8.43 PM.

ITEM 10.2 **INCREASED PENALTIES FOR TREE VANDALS**
(678) **CLR. RAFFAN:/CLR. DOWNEY**

RESOLVED that Council writes to the NSW Minister for Planning and Public Spaces, The Hon. Paul Scully MP, calling on him to introduce tougher penalties, including jail sentences, for tree vandals and those who commission these outrageous crimes.

- CARRIED

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ITEM 10.3
(679)

HEAVY VEHICLE PARKING
CLR. RAFFAN:/CLR. CAHILL

RESOLVED that

1. Council calls on the NSW Government to crackdown on heavy and long vehicles parking in residential areas by introducing tough new rules to deregister repeat offenders' vehicles for three months and seek clarification on the existing rules.
2. Council increase the frequency of Rangers undertaking compliance duties on Henry Lawson Drive, Bayview Avenue and streets known for illegal parking of long and heavy vehicles.

- CARRIED

ITEM 10.4
(680)

PUPPY FARM BAN
CLR. RAFFAN:/CLR. DOWNEY

RESOLVED that Council

1. Calls on the NSW Government to follow the lead of other states and support legislation to ban puppy and kitten farms which are currently flourishing across NSW.
2. Further applauds NSW Local Government Minister Ron Hoenig for his advocacy of abandoned and surrendered pets by supporting and encouraging families to "adopt a pet" from Council pounds and animal shelters.

- CARRIED

CLR ISHAC TEMPORARILY VACATED THE CHAMBER AT 9.05 PM.

ITEM 10.5
(681)

NATURE STRIP AND COMMUNITY GARDENS
CLR. CAHILL:/CLR. HARIKA

RESOLVED that

1. Council reviews and updates its Nature Strip and Community Gardens Policies to incorporate clear guidelines, which will lay the foundation for residents and community groups, working in conjunction with Council, to create native plant "gardens" on public lands.

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2. The city-loving gardeners be registered with Council, and where necessary appropriate signage be placed in, or near the planting, to ensure they are identified and protected.

- CARRIED

ITEM 10.6
(682)

SCHOOL TRAFFIC SAFETY ON LUCAS ROAD, PANANIA
CLR. DOWNEY:/CLR. WALSH

RESOLVED that Council requests Council traffic engineers to present a report to traffic Committee seeking support and approval for options to provide traffic improvement measures to ensure a safer environment along Lucas Road, Panania, in particular, around the secondary and primary schools. These measures should also be focused on the schools' commencement and finishing times.

- CARRIED

CLR ISHAC RETURNED TO THE CHAMBER AT 9.07 PM.

ITEM 10.7
(683)

VACANT PUBLIC HOUSING
CLR. DOWNEY:/CLR. WALSH

RESOLVED that

That Council

1. Writes to the NSW Minister for Housing, Rose Jackson, calling on her to release details of how many, if any, housing commission houses and land holdings are vacant in our city, and for how long they have been idle.
2. Further call on the Minister to allocate, and fast track appropriate funding, to build social and affordable housing to meet the desperate shortage in our city.

- CARRIED

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ITEM 10.8
(684)

OLIVE TREES

CLR. DOWNEY:/CLR. SALEH OAM

RESOLVED that Council

1. Partners with the community to plant 30,000 olive trees across our city, with appropriate locations, time frame of plantings and type of species developed as part of our annual operational plan.
2. Sets up a dedicated page on its website for residents to register their olive tree, or to donate trees for residents to plant.

- CARRIED

ITEM 10.9
(685)

EID AND EASTER

CLR. CAHILL:/CLR. HARIKA

RESOLVED that Council

1. Celebrates this year's Eid with the community by encouraging residents to decorate their homes, and to coordinate a competition to find the best decorated homes in each ward.
2. Mark the spiritual period of Eid and Easter by coordinating a toy drive, with donations going to a not-for-profit organisation of the Mayor's choosing.

- CARRIED

ITEM 10.10
(686)

FUNDING FOR FOOTPATHS AND BUS SHELTERS

CLR. CAHILL:/CLR. HARIKA

RESOLVED that Council

1. Given the significant population growth throughout the city as a result of the NSW Governments proposed Low to Medium Rise density changes, that the NSW Government provide a significant and ongoing source of funding to expand the missing sections of footpaths throughout our City, and also increase the number of bus shelters that new medium density living will require.
2. Calls on the NSW Government to review the guidelines, and allocation, of grant funding under the Get NSW Active Program, which currently disadvantages large Councils like ours.

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3. Given the significant pressure being placed on population growth in our LGA as a result of the extremely high levels of immigration that the Federal Government provide a significant and ongoing source of funding to expand the missing sections of footpaths throughout our City, and also increase the number of bus shelters that accelerated increase populations being forced into our community need.

- CARRIED

ITEM 10.11 POLICE CAMPAIGN ON NOISY MOTOR VEHICLES

(687) CLR. CAHILL:/CLR. HARIKA

RESOLVED that Council calls on the Campsie Police Area Command to conduct a targeted campaign aimed at addressing the problem of noisy motor vehicles during the evenings at Wiley Park and Punchbowl.

- CARRIED

ITEM 10.12 PROBITY OFFICER POLICY

CLR. COOREY:/CLR. ABOURAAD

That Council

1. Develop a Probity Officer Policy to be implemented as a matter of urgency.
2. Provide a report as to the nature of the appointment of the current Probity Officer(s), the date of such appointment and duration for such appointment. Such report is to include the resolution and or delegated authority for such appointment.

- LOST

ITEM 10.13 UNOCCUPIED UNITS

CLR. COOREY:/CLR. ISHAC

That Council receive an urgently report outlining:

1. Responses from all relevant authorities in relation to the number of units/dwellings that are currently empty unoccupied for a period of more than 12 months without a valid legal reason (ie probate, litigation,

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renovation or any other valid reason) in the Canterbury Bankstown Council Local Government Area, and;

2. Information on the value of unpaid council rates in relation to foreign owned units/dwellings in the Canterbury Bankstown Council Local Government area for the period 1 July 2018 to 30 June 2023.

- LOST

CLR AKTER TEMPORARILY VACATED THE CHAMBER AT 9.24 PM AND RETURNED AT 9.26 PM.

SECTION 11: CONFIDENTIAL SESSION

(688) CLR. DOWNEY:/CLR. ISHAC

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

Item 11.1 Property Matter - 571-577 Punchbowl Road, Lakemba

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 11.2 Griffith Park Precinct Plan Design Competition (Tender)

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 11.3 Loan Borrowing - Canterbury Leisure and Aquatics Centre

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

- CARRIED

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COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 9.38 PM AND REVERTED BACK TO OPEN COUNCIL AT 9.48 PM.

ITEM 11.1 **PROPERTY MATTER - 571-577 PUNCHBOWL ROAD, LAKEMBA**

CLR ZAKHIA TEMPORARILY VACATED THE CHAMBER AT 9.39 PM.

(689) **CLR. RAFFAN:/CLR. DOWNEY**

RESOLVED that

1. Council note the information contained in the report.
2. Given that the current Lease is operating as a *tenancy-at-will*, the Australian National Sports Club (ANSC) be given twelve (12) months' notice to formally end the current leasing arrangement.
3. Having regard to the development of Council's proposed Community Facilities Policy, Council:
 - i. receive a further report to consider the application of the Policy – as it relates to the future use and approach to managing the clubhouse/facility situated at 571-577 Punchbowl Road, Lakemba.
 - ii. subject to point (i), the ANSC be advised of Council's decision, and its further consideration of the ANSC's proposal, at that time.

- CARRIED

ITEM 11.2 **GRIFFITH PARK PRECINCT PLAN DESIGN COMPETITION (TENDER)**

(690) **CLR. DOWNEY:/CLR. ISHAC**

RESOLVED that

1. Council accepts the submission by Collins and Turner, JILA and WSP as the Winner of the Griffith Park Design Competition.
2. Council accepts the Tender received by Collins and Turner, to provide architectural services for the Griffith Park Design for an amount of \$875,000 (excluding GST).
3. The Chief Executive Officer be authorised to enter into a contract and sign all documentation in accordance with Council's resolution, as required.

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4. Council notifies the unsuccessful tenderers in writing and thank them for tendering.
5. Council promote the successful design and commence exhibition and engagement on the next stage of the project.

- CARRIED

ITEM 11.3 LOAN BORROWING - CANTERBURY LEISURE AND AQUATICS CENTRE

CLR ISHAC TEMPORARILY VACATED THE CHAMBER AT 9.46 PM AND RETURNED AT 9.47 PM.

(691) CLR. DOWNEY:/CLR. ABOURAAD

RESOLVED that

1. In accordance with Section 377 of the *Local Government Act 1993*, Council agree to borrowing the required loan funding amount of \$44M for the purposes of constructing the Canterbury Leisure and Aquatics Centre (CLAC).
2. Having regard to Item 1, Council authorise the CEO to carry out the relevant quotation process for the agreed loan funding amount - as outlined in the report;
3. Following Item 2, a further report be provided to Council to consider the preferred proposal/offer for its consideration.

- CARRIED

CLR ZAKHIA RETURNED TO THE MEETING AT 9.47 PM.

THE MEETING CLOSED AT 9.48 PM.

Minutes confirmed 26 MARCH 2024

.....
Mayor

2 LEAVE OF ABSENCE

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

4 MAYORAL MINUTES

The following items are submitted for consideration -

| | | |
|-----|---------------------------------|-----|
| 4.1 | Community Cabinet | 39 |
| 4.2 | 50th Maronite Jubilee | 41 |
| 4.3 | Local Community Based Donations | 43 |
| 4.4 | Kevin Whitehouse | 43A |

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ITEM 4.1 Community Cabinet

Councillors

Club Condell Park is renowned among locals for its old time Rock N Roll and Jive music. . . 50s and 60s music to dance the night away. . . and for those who have been there, live entertainment performed by groups like The Bandits, Dwayne Elix and The Engineers and the Jive Bombers. . .

It also overlooks the Bankstown Paceway which in years gone by hosted some of the greatest horses in Australasia and drew enormous crowds

So it was a fitting location for the NSW Premier to hold his first Community Cabinet for the year. . . the Premier and Ministers mingling with hundreds of locals and treated like rockstars in a setting where the grassroots of the party and the local community felt comfortable.

And for those who thought a couple of locals peering through binoculars were looking to spot the Premier or me, I'm sorry to disappoint, as I am reliably informed that they were on the lookout for Mark Wahlberg who is filming Amazon's latest crime thriller *Play Dirty*.

Prior to the community Q and A, I met with the Premier and raised a number of issues including the proposed housing changes in our City, progress of both Bankstown and Canterbury hospitals and the plight of the Palestinian people in Gaza.

The community forum was well attended, and locals had their chance to vent their concerns.

Questions about local police numbers, hospital errors, interpreter services for the deaf and blind, shortage of teachers and schools, and a local artist concerned about the disparity when it comes to arts funding between the East and West.

Surprisingly, there were no questions about the Government's proposed housing changes, but one resident challenged the Minister for Education about why the WSU site at Milperra is not being retained for educational purposes.

Councillors, the first Community Cabinet held in our City sends a clear message that the Government is willing to work with our Council and I look forward to the next one.

Councillors, I put the Mayoral Minute.

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ITEM 4.2 50th Maronite Jubilee

Councillors

From very humble beginnings, the Lebanese Maronite Order of St Charbel's at Punchbowl, has flourished into becoming one of the largest Catholic parishes in Australia.

The seeds for the parish's growth were sown in a modest house, with devoted locals attending services and sitting on chairs under a leafy grapevine in the backyard.

You will be surprised to learn that their first Mass was celebrated some 50 years ago, on Christmas Eve, 1974. . . . and this year marks the celebration of their milestone 50th Jubilee.

Over the years, St Charbel's has played an important role in our City, through its charitable deeds, leadership and advocacy on issues affecting the community, educating our children, caring for our elderly, and providing spiritual guidance to all.

The parish can be proud of its achievements and with a congregation of more than 40,000, I am sure they will support and get behind the celebrations being planned.

Highlights this year include: the arrival of a replica of St Charbel's coffin containing holy relics from Annaya, Lebanon, A "Journey of Faith Pilgrimage, a ceremony marking the canonisation of St Charbel and a special mass on Christmas Eve to coincide with the 50th anniversary.

Councillors, the Monks of St Charbel's Punchbowl, and the wider Lebanese Maronite Order, are held in high regard throughout the community and it is imperative we show our support, especially during this Jubilee year. Tonight, I call on Council to support them by purchasing a table for Councillors, the cost is expected to be around \$3,000 for their Gala Dinner to be held on 18 October 2024 and to be funded from the Community Grants and Events Sponsorship Program.

Councillors, I put the Mayoral Minute.

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ITEM 4.3 Local Community Based Donations

In accordance with Clause 5.1.5 of Council's Community Grants and Event Sponsorship Policy, the following community-based organisations have approached Council for financial assistance.

Bankstown Community Church

Bankstown Community Church is a multicultural Evangelical Church which has been operating in the Canterbury Bankstown area for the last thirty years. They offer weekly worship services and meetings and are also heavily involved in the Bankstown community.

Bankstown Community Church is producing a production called Heaven's Gate and Hell's Flames. The production is an international drama play which will be performed in 98 nations and in 38 different languages including Arabic. The production will be performed by young and vibrant locals aiming to highlight good life choices and the consequences of bad choices.

Council support a donation of \$500.00 towards the hire of the Bryan Brown Theatre

RECOMMENDATION That -

1. Council support a donation of \$500.00 towards Bankstown Community Church production of Heaven's Gate and Hell's Flames of \$500.00 towards the hire of the Bryan Brown Theatre.
2. These funds be made available from the Community Grants and Event Sponsorship Program Budget.

Councillors, I put the Mayoral Minute.

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ITEM 4.4 Kevin Whitehouse

Councillors

Some sad news tonight with the passing of former Canterbury Councillor and Deputy Mayor Kevin Whitehouse.

Kevin, served on Canterbury Council from 1984-1988, during a term when Labor Premier's Neville Wran and Barrie Unsworth were running the State and Bob Hawke was the Prime Minister.

It was a period of growth. . . the municipality was taking shape with a growing and diverse population.

And it was also a decade Canterbury was better known for its football team, the Canterbury Bulldogs, winning Grand Finals in 1980. . . , 84 . . .85. . .and 1988.

For those who remember Kevin, he was very likeable and intelligent. . . .and according to his family. . . he was a strong and compassionate voice on behalf of the community.

Kevin was farewelled in a moving service a fortnight ago by those whose lives he has touched.

A loving husband and father. . . aged just 68. . . gone too early.

Our prayers and thoughts are with the family.

Can we please stand for a minute silence.

Councillors, I put the Mayoral Minute.

5 PLANNING MATTERS

The following items are submitted for consideration -

- | | | |
|-----|---|----|
| 5.1 | Canterbury-Bankstown Local Infrastructure Contributions Plan 2022 (Amendment No. 1) – Public Exhibition Outcomes | 47 |
| 5.2 | Planning Proposal – New Employment Zones | 51 |

Planning Matters - 26 March 2024

ITEM 5.1 **Canterbury-Bankstown Local Infrastructure Contributions Plan 2022 (Amendment No. 1) – Public Exhibition Outcomes**

AUTHOR **Planning**

PURPOSE AND BACKGROUND

This report details the outcomes of the public exhibition of Amendment No. 1 to the *Canterbury-Bankstown Local Infrastructure Contributions Plan 2022* (the Plan) and seeks Council's endorsement of the draft amendments to the Plan.

ISSUE

Council adopted the Plan in June 2022. The Plan levies contributions on selected new development to pay for additional local infrastructure required to meet the needs of growth.

At its Ordinary Meeting of 12 September 2023, Council resolved to exhibit draft administrative amendments to the Plan to improve its clarity and interpretation. The draft amendments were exhibited in accordance with legislative requirements and Council's Community Participation Plan. No submissions were received during the exhibition.

A review by Council officers identified two further minor administrative amendments to the Plan that would assist in its interpretation. These amendments are:

- Clarify that section 7.12 contribution rates apply to residential care facilities; and
- Correct a typographical error in the Infrastructure Schedule.

These amendments are considered to be of a minor nature and do not warrant re-exhibition. Council is recommended to adopt the amended Plan as provided in Attachment A.

RECOMMENDATION That -

1. Council adopt the amended *Canterbury-Bankstown Local Infrastructure Contributions Plan 2022*, as provided in Attachment A.
2. A notice be published on Council's website advising of the adoption of the amended Plan and the date on which the amendments will come into effect.

ATTACHMENTS [Click here for attachments](#)

- A. Canterbury-Bankstown Local Infrastructure Contributions Plan 2022 (Amendment No.1)
- B. Council Report – Ordinary Meeting of 12 September 2023

POLICY IMPACT

This report proposes draft administrative amendments to the *Canterbury-Bankstown Local Infrastructure Contributions Plan 2022*. The draft amendments do not change the purpose or outcomes of the Plan, nor the contribution rates which apply.

FINANCIAL IMPACT

The matter has no financial implications for Council.

COMMUNITY IMPACT

By clarifying the intentions of the Plan's provisions, the draft amendments will aid easier and more accurate interpretation by the community. This will result in more efficient and effective implementation of the Plan and ultimately expedite the assessment of development proposals and reduce the need for customer enquiries.

DETAILED INFORMATION

Background

Council adopted the *Canterbury-Bankstown Local Infrastructure Contributions Plan 2022* (the Plan) in June 2022. The Plan commenced operation in September 2022 and levies contributions on selected new development to pay for additional local infrastructure required to meet the needs of growth.

At its Ordinary Meeting of 12 September 2023, Council resolved to exhibit draft administrative amendments to the Plan, and to report the matter to Council following the exhibition. The intended outcome of the draft amendments is to improve the clarity and interpretation of the Plan. The Council report is provided in Attachment B.

Public exhibition

The draft Plan was exhibited in accordance with the Environmental Planning and Assessment Regulation 2021 and Council's Community Participation Plan, and included:

- Display on Council's website and at the Customer Service Centres in Campsie and Bankstown from 20 November to 22 December 2023;
- Notification in the local newspaper; and
- Notification to neighbouring councils and industry groups, along with 1,799 residents registered with Council to receive notices of website exhibition material.

The exhibition generated 172 visits to the website display. No submissions were received in response to the exhibition.

Proposed additional minor amendments to the Plan

Following the exhibition, a review by Council officers identified two further minor administrative amendments that would assist in the interpretation of the Plan. These amendments are considered to be of a minor nature and do not warrant re-exhibition.

The proposed amendments are:

1. Clarify that section 7.12 contributions apply to residential care facilities.

Reason: Residential care facilities (also known as nursing homes) provide managed accommodation for older people who often have impaired mobility or reduced abilities. While occupants of new care facilities increase the net population of our City (a criteria for applying section 7.11 contributions), the residents are less able and less likely to use infrastructure (such as parks, aquatic facilities) funded through section 7.11 contributions. It is therefore unreasonable to levy s7.11 contributions.

The issue is the Plan is unclear on what contribution type applies to residential care facilities. When the current Plan was reported to Council in 2022, there was no intention to apply section 7.11 contributions to residential care facilities or to vary the existing section 7.12 approach, which was already in place.

This amendment simply clarifies the current intent of the plan. Continuing the application of a section 7.12 contribution is the most reasonable approach for this type of development as it still provides for funding of facilities but at a lesser rate, reflecting minimal use by the residents.

2. Correct a typographical error in the Infrastructure Schedule.

Reason: Appendix B of the Plan is a schedule of the infrastructure to be funded in part or wholly by contributions. “Library collections” (Item CC4 in the schedule) has a total project cost of \$10 million, with 23% (or \$2.3 million), coming from contributions.

The issue is the exhibited draft Plan incorrectly showed that \$10 million would be coming from contributions. It is proposed to correct this typographical error by showing the Plan funded amount as \$2.3 million. This change is consistent with the intent of the Plan and does not alter contribution rates.

Next steps

Should Council adopt the amended Plan, the next steps are:

- Council publishes a notice of its decision on its website within 28 days after the decision is made; and
- The amended Plan to come into effect on the date specified in the notice.

Planning Matters - 26 March 2024

ITEM 5.2 Planning Proposal – New Employment Zones

AUTHOR **Planning**

PURPOSE AND BACKGROUND

The Department of Planning, Housing and Infrastructure (DPHI) has instructed all councils in NSW to update their local environmental plans (LEP) by carrying out an administrative ‘best fit’ translation of their existing business and industrial zones to the DPHI’s new employment zones. The statewide reform aims to reduce the number of existing business and industrial zones and to mandate more permitted uses in employment areas.

The statewide reform is in response to the NSW Productivity Commission’s 2021 White Paper ‘*Rebooting the Economy*’. The Commission recommended reducing the number of existing business and industrial zones in the Standard Instrument Local Environmental Plan to simplify the development assessment process and to remove prescriptive rules that hinder the evolving economy.

The DPHI is staging the implementation of the statewide reform. In April 2023, the DPHI introduced the new employment zones in the local environmental plans of all other councils in NSW, however as Council’s 2023 LEP was not yet finalised, Canterbury-Bankstown was deferred, and therefore, this Planning Proposal has been drafted.

Based on legislative requirements, the translation will result in Council’s eight existing business and industrial zones being reduced to five new employment zones, together with more mandated permitted uses in the Land Use Table, as outlined in this report. The planning proposal does not change density controls – existing height and floor space ratio controls will remain unaffected.

The next step is for Council to request a Gateway determination to exhibit a planning proposal to update the Canterbury-Bankstown Local Environmental Plan 2023. The planning proposal, as provided in Attachment A, is an administrative ‘best fit’ translation of Council’s existing business and industrial zones to the DPHI’s new employment zones. The intended outcome is to ensure the right zone is selected to reflect Council’s strategic intent for an employment area. The Local Planning Panel has reviewed this proposal and provided its advice, considered in this report.

The matter would be reported to Council following the Gateway and exhibition. Council has until April 2025 to update its LEP as the DPHI will be repealing Council’s existing business and industrial zones at that point.

ISSUE

The DPHI has instructed Council to update its LEP by carrying out an administrative 'best fit' translation of the existing business and industrial zones to the DPHI's new employment zones. The proposed changes are largely administrative and mandatory.

RECOMMENDATION That -

1. The planning proposal to amend the Canterbury-Bankstown Local Environmental Plan 2023, as provided in Attachment A, proceed to Gateway and exhibition.
2. Council delegate authority to the Chief Executive Officer to make necessary changes to the planning proposal and maps to ensure consistency with the Gateway determination and the Department of Planning, Housing and Infrastructure's mapping guideline prior to the exhibition.
3. The planning proposal be reported to Council following the exhibition.
4. Council prepare and exhibit draft amendments to the Canterbury-Bankstown Development Control Plan 2023 and other planning policies to support the planning proposal (if required), and the matter be reported to Council following the exhibition.
5. Council seek authority from the Department of Planning, Housing and Infrastructure to exercise the delegation in relation to the plan making functions under section 3.36(2) of the Environmental Planning and Assessment Act 1979.

ATTACHMENTS [Click here for attachments](#)

- A. Planning Proposal
- B. DPHI Employment Zones Land Use Matrix
- C. DPHI Employment Zones Reform Implementation – Explanation of Intended Effect
- D. Land Zoning Map – Existing
- E. Land Zoning Map – Proposed
- F. Local Planning Panel Meeting – Report
- G. Local Planning Panel Meeting – Minutes

POLICY IMPACT

Statewide reform

In May 2022, the DPHI released the '*Employment Zones Reform Implementation – Explanation of Intended Effect*', as provided in Attachment C. The document discusses the background to the statewide reform and provides instructions on how councils may translate their existing business and industrial zones to the DPHI's new employment zones, which include:

- Four centres-focused zones (E1 Local Centre, E2 Commercial Core, E3 Productivity Support and MU1 Mixed Uses);
- Two industrial zones (E4 General Industrial and E5 Heavy Industrial); and
- Two supporting zones that capture land uses and locations that have a focus beyond jobs (W4 Working Waterfront and SP4 Enterprise).



Figure 1: DPHI's new employment zones (Explanation of Intended Effect, page 11)

Council’s planning proposal to implement the statewide reform

The next step is for Council to request a Gateway determination to exhibit a planning proposal to update the Canterbury-Bankstown Local Environmental Plan 2023. The planning proposal, as provided in Attachment A, is an administrative ‘best fit’ translation of Council’s existing business and industrial zones to the DPHI’s new employment zones.

Based on the *Environmental Planning and Assessment Act 1979* and DPHI guidelines, the following key policies are relevant to the preparation of the planning proposal:

- Greater Sydney Region Plan;
- South District Plan;
- State Environmental Planning Policies;
- Ministerial Directions;
- *Standard Instrument (Local Environmental Plans) Order 2006*;
- DPHI Employment Zones Land Use Matrix, as provided in Attachment B;
- DPHI publications: ‘*Local Environmental Plan Making Guideline*’ and ‘*Employment Zones Reform Implementation – Explanation of Intended Effect*’; and
- Council’s ‘*Connective City 2036*’ Local Strategic Planning Statement, Employment Lands Strategy and Housing Strategy.

The translation will result in Council’s eight existing business and industrial zones being reduced to five new employment zones, together with more mandated permitted uses in the Land Use Table, as outlined in this report. The planning proposal does not change density controls – existing height and floor space ratio controls will remain unaffected.

The planning proposal does not propose to undertake further technical studies or investigations to justify the translation of the existing business and industrial zones to the new employment zones, given the proposed changes are largely administrative and mandatory. This is consistent with the approach taken by the NSW Government in amending all other LEPs.

The planning proposal will result in consequential changes to the Canterbury-Bankstown Development Control Plan 2023 and other supporting planning documents. The DCP will be exhibited and reported to Council, and may consider other appropriate control changes to deal with the proposed changes and improved design outcomes.

FINANCIAL IMPACT

The planning proposal has no financial implications for Council.

COMMUNITY IMPACT

The planning proposal ensures the new employment zones are employment focused to deliver Council’s jobs target of 41,000 additional jobs by 2036. According to Council’s *Connective City 2036* (page 50), it is important to have increased employment opportunities in the new employment zones:

- To provide a greater range of jobs for Canterbury-Bankstown’s growing population, which is one of the largest in NSW;
- To provide a diversity of jobs in a prosperous local economy that services Australian and global markets;
- To increase jobs in the knowledge-based sectors; and

- To increase the employment self-containment rate.

The planning proposal is also consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy to ensure these jobs are located near transport and other land uses, so that more people can get to work on public transport and access other services or shopping.

DETAILED INFORMATION

Planning proposal

The intended outcomes of the planning proposal are:

- To reduce the eight existing business and industrial zones in the Canterbury-Bankstown Local Environmental Plan 2023 to five new employment zones as summarised in the table below. The five new zones are E1 Local Centre, E3 Productivity Support, E4 General Industrial, MU1 Mixed Use and SP4 Enterprise;
- To ensure the right zone is selected to reflect Council’s strategic intent for an employment area;
- To apply the new employment zones in locations that are consistent with Council’s *Connective City 2036*, Employment Lands Strategy and Housing Strategy. The overarching strategy is to ‘retain and manage’ industrial lands, while supporting significant employment growth in Bankstown and Campsie, and other locations consistent with the centres hierarchy;
- To ensure the objectives and permitted land uses in the new employment zones are employment focussed to deliver Council’s jobs target; and
- To update the Land Use Table to align with the mandated permitted uses under the NSW Government’s *Standard Instrument (Local Environmental Plans) Order 2006*.

| Council’s existing business and industrial zones | ‘Best fit’ zone translation to the DPHI’s new employment zones | Action |
|--|---|---|
| <p><u>Zone B1 Neighbourhood Centres</u> The objective of the B1 zone is to provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. The zone applies to corner shops in the suburban neighbourhoods.</p> | <p><u>Zone E1 Local Centre</u> The E1 zone combines the B1 and B2 zones into a single zone.</p> <p>The objective of the E1 zone is to provide a diversity of retail, business, office, community, accommodation and entertainment uses to the community. While the zone is commercial focussed, it also allows entertainment and dining options, tourist and visitor accommodation, after hour uses, community and social infrastructure.</p> <p>The permissibility of existing residential uses, such as shop top housing, apartment buildings and seniors housing will remain unaffected.</p> | Replace the B1 and B2 zones with the E1 zone. |
| <p><u>Zone B2 Local Centre</u> The objective of the B2 zone is to provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. The zone applies to village, local and town centres.</p> | | |
| <p><u>Zone B4 Mixed Use</u> The objective of the B4 zone is to integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking</p> | <p><u>Zone MU1 Mixed Use</u> The MU1 zone is employment focussed and replaces the B4 zone.</p> <p>The objective of the MU1 zone is to encourage a diversity of business, retail, office and light industrial land</p> | Replace the B4 zone with the MU1 zone. |

| Council's existing business and industrial zones | 'Best fit' zone translation to the DPHI's new employment zones | Action |
|---|---|--|
| <p>and cycling. The zone applies to strategic centres, namely the Bankstown City Centre.</p> | <p>uses that generate employment opportunities.</p> <p>The permissibility of existing residential uses, such as shop top housing, apartment buildings and seniors housing will remain unaffected.</p> | |
| <p><u>Zone B5 Business Development</u> The objective of the B5 zone is to enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres. The zone applies to out-of-centre locations along the Canterbury Road and Hume Highway corridors.</p> | <p><u>Zone E3 Productivity Support</u> The E3 zone combines the B5 and B6 zones into a single zone.</p> <p>The objective of the E3 zone is to provide for a range of urban or rural services in employment corridors and urban support areas that cater to the local population and businesses.</p> <p>The permissibility of residential accommodation as an existing additional permitted use on certain land previously zoned B5 along the Canterbury Road corridor (Schedule 1, APU 13) will remain unaffected.</p> | <p>Replace the B5 and B6 zones with the E3 zone.</p> |
| <p><u>Zone B6 Enterprise Corridor</u> The objective of the B6 zone is to promote businesses along main roads and to encourage a mix of compatible uses. The zone applies to out-of-centre locations along the Canterbury Road and Hume Highway corridors.</p> | <p>The permissibility of seniors housing, apartment buildings and multi dwelling housing as existing additional permitted uses on certain land previously zoned B6 along the Hume Highway corridor (Schedule 1, APU 18) will remain unaffected.</p> | |
| <p><u>Zone B7 Business Park</u> The objective of the B7 zone is to provide office and light industrial uses to unique areas that require tailored land use planning.</p> <p>The zone applies to the Potts Hill Business Park, which is subject to its own tailored Land Use Table. Sydney Water and Ausgrid use the business park to support critical infrastructure.</p> | <p><u>Zone SP4 Enterprise</u> The objective of the SP4 zone is to support unique areas with an enterprise focus that require tailored land use planning. It replaces the B7 zone.</p> <p>This zone is appropriate as:</p> <ul style="list-style-type: none"> • The Potts Hill Business Park is a truly unique precinct with an enterprise focus. It is important to protect the strategic intent and character of the business park, consistent with Council's <i>Connective City 2036</i> and Employment Lands Strategy. • Other zones, such as the E3 zone, combined with other | <p>Replace the B7 zone with the SP4 zone.</p> |

| Council's existing business and industrial zones | 'Best fit' zone translation to the DPHI's new employment zones | Action |
|---|--|---|
| | <p>mechanisms cannot achieve the same outcome.</p> <ul style="list-style-type: none"> Council's strategic plans do not propose to transition the business park to an alternative zone. | |
| <p><u>Zone IN1 General Industrial</u> The objective of the IN1 zone is to provide a wide range of industrial and warehouse land uses. The zone applies to the industrial precincts.</p> | <p><u>Zone E4 General Industrial</u> The E4 zone combines the IN1 and IN2 zones into a single zone.</p> <p>The objectives of the E4 zone are to protect land for industrial purposes; and to provide a wide range of industrial, warehouse, logistics and related land uses that encourage employment opportunities.</p> | Replace the IN1 and IN2 zones with the E4 zone. |
| <p><u>Zone IN2 Light Industrial</u> The objective of the IN2 zone is to provide a wide range of light industrial, warehouse and related land uses.</p> <p>The zone generally applies to the periphery of the IN1 General Industrial zone and provides a buffer with neighbouring residential areas to minimise any adverse effect of industry on other land uses.</p> | | |

Implications of the administrative 'best fit' zone translation

The planning proposal must be consistent with the NSW Government's *Standard Instrument (Local Environmental Plans) Order 2006*, which legislates the new employment zones with a significant increase in mandated permitted uses. The DPHI is seeking to provide greater flexibility within the new employment zones to allow businesses and industries to respond to changing economic conditions and market demand.

According to the DPHI's *'Employment Zones Reform Implementation – Explanation of Intended Effect'* (page 10), the DPHI *'took an approach to capture the land uses of the more expansive zone (for example, we captured the land uses of the B2 zone instead of the B1 zone). Where we identified a conflict between permitted individual land uses in a combined land use table, we adopted a productivity focus'*.

The implications of the mandated permitted uses on the Land Use Table are summarised below.

| Implication | Action |
|---|---|
| Currently prohibited in the B1 zone, to be mandated as permitted uses in the new E1 zone: | Apply a new local provision to provide additional considerations when assessing proposals for land uses not previously permitted in the B1 zone |

| Implication | Action |
|---|--|
| <p>Amusement centres; Commercial premises; Entertainment facilities; Function centres; Garden centres; Hardware and building supplies; Home industries; Landscaping material supplies; Local distribution premises; Passenger transport facilities; Plant nurseries; Public administration buildings; Registered clubs; Restricted premises; Retail premises; Roadside stalls; Rural supplies; Timber yards; Tourist and visitor accommodation; Vehicle repair stations; Vehicle sales or hire premises</p> | <p>While Council cannot alter the mandated permitted uses in the Land use Table, the DPHI has drafted a model clause for the smaller centres in the E1 zone. This is a result of combining the B1 and B2 zones into the E1 zone.</p> <p>The intent is to provide additional considerations when assessing proposals for land uses not previously permitted in the B1 zone. These considerations are:</p> <p>(a) the impact of development on—</p> <p>(i) the amenity of surrounding residential areas, and</p> <p>(ii) the desired future character of the local centre, and</p> <p>(b) whether the development is consistent with the hierarchy of centres.</p> <p>It is proposed to include the model clause:</p> <ul style="list-style-type: none"> • to avoid the impact of intensive uses on the scale of smaller centres, • to ensure the operation of these uses would not have an unreasonable impact on nearby residential amenity. <p>An amendment to the Land Zoning Map will show the smaller centres previously in the B1 zone as “Area 1” to indicate where the model clause will apply.</p> |
| <p><u>Currently prohibited in the B2 zone, to be mandated as a permitted use in the new E1 zone:</u> Home industries (meaning an industrial activity carried out by the permanent residents of the dwelling)</p> | <p><u>No action</u> Council cannot alter the mandated permitted uses in the Land Use Table.</p> |
| <p><u>Currently prohibited in the B4 zone, to be mandated as permitted uses in the new MU1 zone:</u> Light industries; Vehicle repair stations</p> | <p><u>No action</u> Council cannot alter the mandated permitted uses in the Land Use Table.</p> |
| <p><u>Currently prohibited in the B5 zone, to be mandated as permitted uses in the new E3 zone:</u> Animal boarding or training establishments; Boat building and repair facilities; Community facilities; Depots; Early education and care facilities; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education super facilities; Light industries; Neighbourhood supermarkets;</p> | <p><u>No action</u> Council cannot alter the mandated permitted uses in the Land Use Table.</p> |

| Implication | Action |
|---|--|
| <p>Places of public worship; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Rural supplies; Storage premises; Vehicle body repair workshops; Vehicle repair stations</p> | |
| <p><u>Currently prohibited in the B6 zone, to be mandated as permitted uses in the new E3 zone:</u> Animal boarding or training establishments; Boat building and repair facilities; Depots; Home businesses; Home occupations; Recreation facilities (major); Recreation facilities (outdoor); Rural supplies; Storage premises; Vehicle body repair workshops</p> | <p><u>No action</u> Council cannot alter the mandated permitted uses in the Land Use Table.</p> |
| <p><u>Currently permitted in the B6 zone, to be prohibited in the new E3 zone:</u> Serviced apartments</p> | <p><u>Maintain serviced apartments as an additional permitted use for certain B6 zoned land in the Hume Highway corridor</u> An issue is the E3 zone combines the B5 and B6 into a single zone. Serviced apartments are prohibited in the B5 zone, but permitted in the B6 zone. It is not mandated as a permitted use in the E3 zone.</p> <p>Council’s Employment Lands Strategy recommends prohibiting all tourist and visitor accommodation uses (including serviced apartments) in the B5 zone.</p> <p>It is therefore not proposed to amend the Land Use Table to permit serviced apartments in the E3 zone as this change would be inconsistent with the Employment Lands Strategy and would inappropriately permit serviced apartments on land previously in the B5 zone.</p> <p>The planning proposal will address the issue by:</p> <ul style="list-style-type: none"> • Hume Highway corridor (mostly B6 zone) – amend the existing control in Schedule 1 (APU 18) to add serviced apartments as an additional permitted use on certain B6 zoned land. • Canterbury Road corridor (mostly B5 zone) – the implementation of the Campsie Town Centre Master Plan and master plans for other centres may consider the suitability of serviced apartments along the corridor. The Campsie Town Centre Master Plan (page 98) encourages bulky goods retail and light industry on land previously in the B5 zone as it aligns with the overall aim of the Canterbury Road Review, which is to |

| Implication | Action |
|--|---|
| | support Canterbury Road’s function as an enterprise corridor. The Master Plan does not encourage tourist and visitor accommodation uses (including serviced apartments). |
| <p><u>Currently prohibited in the IN1 zone, to be mandated as permitted uses in the new E4 zone:</u> Goods repair and reuse premises; Research stations</p> | <p><u>No action</u> Council cannot alter the mandated permitted uses in the Land Use Table.</p> |
| <p><u>Currently prohibited in the IN1 zone, to be permitted in the new E4 zone:</u> Animal boarding or training establishments; Landscaping material supplies; Plant nurseries; Recreation facilities (indoor); Timber yards; Veterinary hospitals; Wholesale supplies</p> | <p><u>Permit animal boarding or training establishments, landscaping material supplies, plant nurseries, recreation facilities (indoor), timber yards, veterinary hospitals, and wholesale supplies in the E4 zone</u> An issue is the E4 zone combines the IN1 and IN2 into a single zone. These land uses are prohibited in the IN1 zone, but permitted in the IN2 zone. These land uses are not mandated as permitted uses in the E4 zone.</p> <p>The Local Planning Panel considered this issue at its Meeting of 4 March 2024. The Panel recommended to permit these land uses in the E4 zone. The planning proposal reflects this recommendation.</p> |
| <p><u>Currently permitted in the IN1 zone, to be prohibited in the new E4 zone:</u> Crematoria</p> | <p><u>Make crematoria an additional permitted use on land in the E4 zone that was previously in the IN1 zone</u> An issue is the E4 zone combines the IN1 and IN2 into a single zone. Crematoria are permitted in the IN1 zone, but prohibited in the IN2 zone. It is not mandated as a permitted use in the E4 zone.</p> <p>The planning proposal will address the issue by adding crematoria as an additional permitted use where they are already permitted in the IN1 zone.</p> <p>This change will ensure crematoria continue to not be permitted in the future combined E4 zoning where they are considered inappropriate due to impacts on surrounding land uses, and to maintain a buffer between crematoria adjacent to residential lands.</p> |
| <p><u>Currently prohibited in the IN2 zone, to be mandated as permitted uses in the new E4 zone:</u></p> | <p><u>No action</u> Council cannot alter the mandated permitted uses in the Land Use Table.</p> |

| Implication | Action |
|---|--------|
| Freight transport facilities; General industries; Goods repair and reuse premises; Transport depots; Truck depots | |

Other changes

| Change | Action |
|---|---|
| <p><u>LEP, Parts 1 to 6</u> The translation will result in consequential changes to various clauses i.e., changing the zone names.</p> | <p><u>Administrative change</u> Change the zone names to comply with the <i>Standard Instrument (Local Environmental Plans) Order 2006</i>.</p> |
| <p><u>LEP, Schedule 1 (Additional Permitted Uses)</u> While the planning proposal does not change the existing additional permitted uses in Schedule 1, the translation will result in consequential changes i.e., changing the zone names.</p> | <p><u>Administrative change</u> Change the zone names to comply with the <i>Standard Instrument (Local Environmental Plans) Order 2006</i>.</p> |
| <p><u>Maps</u> Subject to the issue of a Gateway determination, Council will need to prepare digital spatial data to amend the Land Zoning Map, in accordance with the DPHI publication '<i>Standard Technical Requirements for Spatial Datasets and Maps</i>'.</p> | <p><u>Request delegation to prepare maps</u> This report requests that Council delegate authority to the Chief Executive Officer to make necessary changes to the planning proposal and maps to ensure consistency with the Gateway determination and the DPHI's mapping guideline prior to the exhibition.</p> |
| <p><u>Council's DCP and supporting policies</u> The Canterbury-Bankstown Development Control Plan 2023 is a planning document which provides more detailed design guidelines to support the LEP. The design guidelines include storey limits, setbacks, urban design, landscaping, parking rates and amenity requirements. Other Council policies that support the LEP and DCP include the Contributions Plan and Planning Agreements Policy.</p> <p>The planning proposal will result in consequential changes to these planning documents, such as changing the zone names.</p> | <p><u>Prepare and exhibit consequential changes</u> This report recommends preparing and exhibiting the consequential changes, and may consider other appropriate control changes to deal with the proposed changes and improved design outcomes. The matter would be reported to Council following the exhibition.</p> |

Local Planning Panel Meeting – 4 March 2024

The Local Planning Panel considered the planning proposal report, as provided in Attachment F, in accordance with the Minister for Planning's Local Planning Panels Direction.

The Panel’s recommendation, as provided in Attachment G, reads:

The Panel generally supports Councils approach to the implementation of the new Employment Zones. However, the Panel considers that the current permitted uses in the IN2 zone should be permitted in the new E4 zone. These uses include: Animal boarding or training establishments; Landscaping material supplies; Plant nurseries; Recreation facilities (indoor); Timber yards; Veterinary hospitals; Wholesale supplies.

In allowing a broader range of uses in the E4 zone the Panel recommends that the DCP contain adequate provisions to address potential impacts and mitigation of impacts at interfaces with other zones. Subject to the above change the Panel supports the Planning Proposal proceeding to gateway.

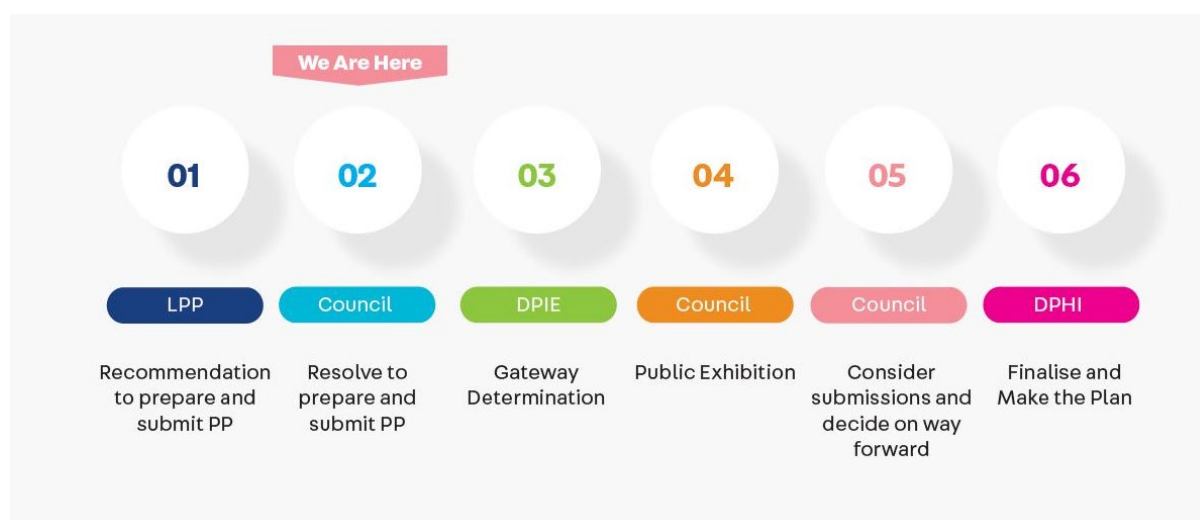
In considering the Panel’s recommendation, Council officers reviewed the approach taken by other councils with large-scale industrial precincts, including Bayside, Blacktown, Campbelltown, Cumberland, Fairfield, Liverpool, Parramatta and Penrith. The review found that most councils permit these land uses in the E4 General Industrial zone.

The planning proposal therefore incorporates the Panel’s recommendation, which is to permit animal boarding or training establishments, landscaping material supplies, plant nurseries, recreation facilities (indoor), timber yards, veterinary hospitals, and wholesale supplies in the E4 zone.

Next steps

Should Council support the planning proposal as outlined in this report, the next steps are:

- Council submit a planning proposal to the DPHI to seek a Gateway determination;
- Exhibit the planning proposal in accordance with the Gateway determination and Council’s Community Participation Plan; and
- Report the matter to Council following the exhibition. A review of community feedback and any additional information may see updates and amendments to the planning proposal.



Council is also processing numerous other site specific and housekeeping planning proposals, and the DPHI is preparing new planning controls for the Bankstown Accelerated Precinct (to be completed by November 2024). Should any of the LEP Amendments be made prior to the finalisation of this planning proposal, it is proposed to incorporate the LEP Amendments in this planning proposal, including the introduction of the E2 Commercial Centre zone (equivalent to the proposed B3 Commercial Core zone in the Bankstown City Centre Master Plan).

6 POLICY MATTERS

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

7 GOVERNANCE AND ADMINISTRATION MATTERS

The following item is submitted for consideration -

7.1 Cash and Investment Report as at 29 February 2024

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Governance and Administration Matters - 26 March 2024

ITEM 7.1 **Cash and Investment Report as at 29 February 2024**

AUTHOR **Corporate**

PURPOSE AND BACKGROUND

In accordance with Clause 212 of the *Local Government (General) Regulation 2021*, the Responsible Accounting Officer must provide the Council with a written report each month, which sets out the details of all money that Council has invested under Section 625 of the Local Government Act 1993.

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

ISSUE

Given the timing of Council's Ordinary Meetings, recess and preparation of monthly reports, this report includes Council's cash and investments as at 29 February 2024.

RECOMMENDATION That -

1. The Cash and Investment Report as at 29 February 2024 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

ATTACHMENTS [Click here for attachment](#)

- A. Arlo Advisory Monthly Investment Review February 2024

POLICY IMPACT

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

FINANCIAL IMPACT

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

COMMUNITY IMPACT

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

DETAILED INFORMATION

Cash and investment summary – as at 29 February 2024

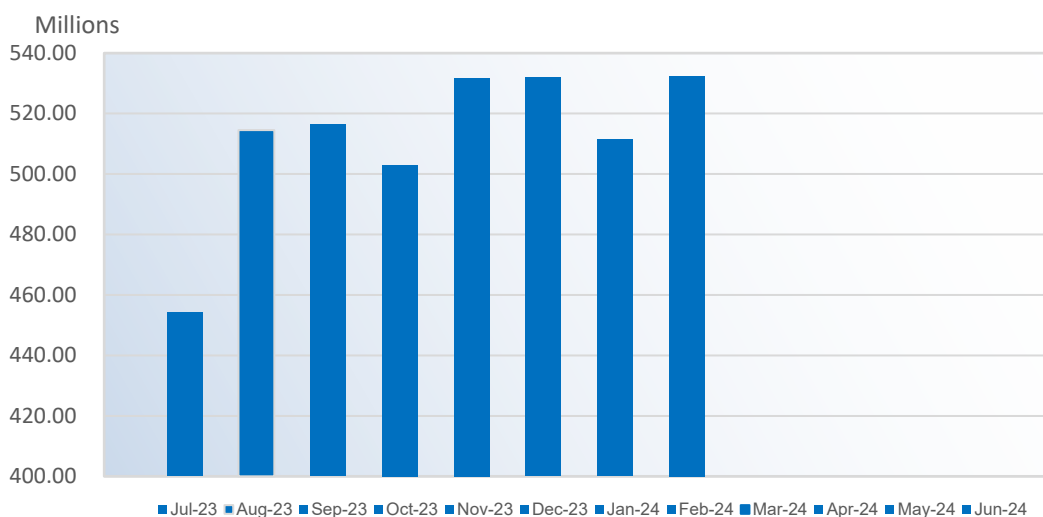
In total, Council’s cash and investment holdings as at 29 February 2024 is as follows:

| Cash and investments | \$ |
|-----------------------------------|--------------------|
| Cash at bank | 4,027,416 |
| Deposits at call | 51,655,276 |
| Term deposits | 379,017,588 |
| Floating Rate Notes | 62,777,254 |
| Bonds | 35,000,000 |
| Total cash and investments | 532,477,535 |

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 portfolio balances are made up of cash balances at month end held for external restrictions (e.g., unspent developer contributions, domestic waste reserves and unexpended grants), internal restrictions (e.g., infrastructure reserves, employee leave provisions, cash deposits and other reserves) and unrestricted cash (Council’s working capital).

The following graph outlines Council’s closing cash and investment balances from July 2023 to June 2024.

Cash and investments rolling monthly balance 2023-2024



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

| Maturity profile | | |
|---|------------------------------|------------------------|
| | Actual % of portfolio | Policy limits % |
| Cash | 10.5 | |
| Working capital funds (0-3 months) | 6.3 | 100 |
| Short term (3-12 months) | 40.3 | 100 |
| Short – medium (1-2 years) | 25.7 | 70 |
| Medium (2-5 years) | 17.2 | 50 |
| Long term (5-10 years) | 0 | 5 |
| Total cash and investments | 100% | |

| Portfolio allocation | |
|-----------------------------------|------------------------------|
| | Actual % of portfolio |
| Cash at bank | 0.7 |
| Deposits at call | 9.7 |
| Term deposits | 71.2 |
| Floating Rate Notes | 11.8 |
| Bonds | 6.6 |
| Total cash and investments | 100% |

Summary of Council’s investment interest income earned for the period to 29 February 2024 is as follows:

| Interest income | February 2024 \$ | Year-to-date Feb 24 \$ |
|------------------------|-----------------------------|---------------------------------------|
| Budget | 1,841,250 | 12,888,750 |
| Actual interest | 1,962,380 | 15,013,167 |
| Variance | 121,130 | 2,124,417 |
| Variance (%) | 6.58% | 1.92% |

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.

8 SERVICE AND OPERATIONAL MATTERS

The following item is submitted for consideration -

- 8.1 Western Sydney Leadership Dialogue - 2024 East London Study Tour 77

Service and Operational Matters - 26 March 2024

ITEM 8.1 **Western Sydney Leadership Dialogue - 2024 East London Study Tour**

AUTHOR **Chief Executive Officer**

PURPOSE AND BACKGROUND

To consider an invitation from Western Sydney Dialogue (WSD) for the Director Planning to participate in a delegation to attend a tour of East London in June 2024.

ISSUE

The Western Sydney Leadership Dialogue proposes the second East London Study Tour (ELST) in June 2024, aimed at studying successful urban development strategies in London. The ELST will focus on learning from key stakeholders who contributed to transformative projects in East London, addressing issues such as population growth, employment dynamics, major events hosting, regional branding, social disparities, and economic growth.

The 2024 ELST cohort will engage with local experts, including policy analysts, regulators, planners, developers, academics, and community leaders. The five-year gap since the 2019 ELST will provide a unique opportunity to assess progress and scrutinize developments in social service provision and investments, especially in the post-pandemic context.

This initiative aligns with Council's commitment to informed decision-making and regional advancement enhancing our understanding of successful urban development strategies and their potential applicability to Western Sydney and is critically important in the midst of significant planning reform currently underway across metropolitan Sydney.

RECOMMENDATION

That Council agree to participate in the Western Sydney Dialogues Tour, as outlined in the report.

ATTACHMENTS [Click here for attachment](#)

A. 2024 Tour Prospectus

POLICY IMPACT

There are no direct Policy issues outlined in the report, at this time.

FINANCIAL IMPACT

WSD have offered an all-up cost (excluding airfares) for Council participants of \$12,500 (excluding GST), which covers all elements of the tour, including accommodation.

Airfares and incidentals are to be covered by the participant at their own cost.

COMMUNITY IMPACT

The proposed tour holds significant implications for our community by offering valuable insights into the anticipated transformation of our Central Business District (CBD) and the broader local government area in the upcoming decade, particularly in relation to the current Low to Mid-rise Housing, and Transit Oriented Development SEPP. Council recognises the importance of engaging with and learning from the experiences of other regions to ensure a well-informed and effective approach to city planning, encompassing both spatial development and service delivery considerations.

The tour is expected to provide Council with crucial perspectives on the impact of large-scale transformations observed in other local government areas. Specifically, it will shed light on key issues currently facing our Council, including housing, transport, health, and education. By examining how these aspects have been successfully implemented in other communities, Council stands to gain valuable lessons and insights that can be directly applied to our own urban development strategies.

The knowledge acquired from the tour will contribute to a more informed and strategic approach to planning for our City's future. By understanding the challenges and successes experienced by other regions, Council can optimise its planning processes to effectively address the needs and concerns of our community. The outcomes of the tour are expected to influence the planning and execution of transformative initiatives in our local government area, ensuring a positive and well-managed impact on housing, transport, health, and education for the benefit of our residents.

DETAILED INFORMATION

Background

The Western Sydney Leadership Dialogue is proposing its second East London Study Tour (ELST) in June 2024, building on the success of the 2019 tour. East London, having undergone significant urban transformations over the past four decades, presents a unique opportunity for Greater Western Sydney (GWS) to draw parallels and learn from similar regeneration journeys, especially in the Central River City. CBCity is set to accommodate significant population growth as result of the proposed Low to Mid-rise Housing and TOD SEPP's, and it is important to respond to these regional influences in a way that supports liveability, health and prosperity by developing the right planning policy and DCP controls.

The ELST aims to explore the experiences of East London, where visionary leaders planned and executed major projects, addressing demographic, geographic, governance, and infrastructure challenges. With similarities between GWS and East London, the tour offers a valuable opportunity for public and private sector leaders to gain insights and apply lessons to the ongoing regeneration efforts in GWS.

The tour will focus on engaging with key figures responsible for the success of East London's transformation, covering aspects such as transport links, new universities, governance models, community consultations, and the overall development of a new city east of the Tower Bridge. This exploration is intended to inspire and inform strategies for GWS to manage population growth, diversify employment, host major events, build regional identity, address social disparities, and unlock economic value.

The delegation, carefully curated with a mix of disciplines, GWS regions, public and private sector representatives, will benefit from an insider's view of mega-projects and meetings with local experts in policy, regulation, planning, development, academia, housing, and community leadership. The five-year gap since the previous tour allows for a comprehensive review of progress, particularly focusing on social service provision and investment in the post-pandemic context. The tour will shine a light on similar issues faced by Western Sydney, and Council may wish to call upon the Minister for Planning and Public Spaces to also attend given the significant densification of Sydney under this governments proposed policy changes.

The ELST is strategically timed between London's May 2024 Mayoral election and the upcoming UK General Election, providing a dynamic period for urban advocacy discussions. To ensure a well-curated program, a group of professionals with expertise in city shaping and personal involvement in East London's transformation has been assembled. Additionally, a Patrons Group of eminent Londoners will support in securing meetings, access, and information to ensure a productive tour.

Overall, the ELST represents an opportunity for GWS leaders to gain insights, form regional bonds, and contribute to the collaborative nature of the region, ultimately enhancing the ongoing development of Greater Western Sydney.

Policy Issues

WSD have offered an all-up cost (excluding airfares) for Council participants of \$12,500 (excluding GST), which covers all elements of the tour, including accommodation. Airfares and incidentals are to be covered by the participant at their own cost.

The tour represents a meaningful contribution to professional and ongoing development with learnings directly applicable to CBCity.

9 COMMITTEE REPORTS

The following items are submitted for consideration -

- | | | |
|-----|---|----|
| 9.1 | Minutes of the Environment Advisory Committee Meeting Held on 21 February 2024 | 83 |
| 9.2 | Minutes of the Universal Access Advisory Committee Meeting Held on 6 March 2024 | 85 |
| 9.3 | Minutes of the Traffic Committee Meeting Held on 12 March 2024 | 87 |

Committee Reports - 26 March 2024

ITEM 9.1 **Minutes of the Environment Advisory Committee Meeting Held on 21 February 2024**

AUTHOR **Corporate**

PURPOSE AND BACKGROUND

Council resolved to establish its Advisory Committees and Working Groups on 22 February 2022.

The minutes of the Environment Advisory Committee meeting are attached.

ISSUE

Endorsement of the Environment Advisory Committee minutes.

RECOMMENDATION

That the minutes of the Environment Advisory Committee meeting held on 21 February 2024 be endorsed.

ATTACHMENTS [Click here for attachment](#)

- A. Minutes of the Environment Advisory Committee meeting held on 21 February 2024

POLICY IMPACT

Advisory Committees and Working Groups have Terms of Reference, as well as Guidelines and Rules for their operation.

FINANCIAL IMPACT

Advisory Committees and Working Groups do not have the power to incur expenditure or to bind Council but may recommend actions and initiatives to Council.

COMMUNITY IMPACT

Advisory Committees and Working Groups provide Council with advice for the ongoing management of services to our community and information for our integrated planning and reporting framework.

Committee Reports - 26 March 2024

ITEM 9.2 **Minutes of the Universal Access Advisory Committee Meeting Held on 6 March 2024**

AUTHOR **Corporate**

PURPOSE AND BACKGROUND

Council resolved to establish its Advisory Committees and Working Groups on 22 February 2022.

The minutes of the Universal Access Advisory Committee meeting are attached.

ISSUE

Endorsement of the Universal Access Advisory Committee minutes.

RECOMMENDATION

That the minutes of the Universal Access Advisory Committee meeting held on 6 March 2024 be endorsed.

ATTACHMENTS [Click here for attachment](#)

A. Minutes of the Universal Access Advisory Committee meeting held on 6 March 2024

POLICY IMPACT

Advisory Committees and Working Groups have Terms of Reference, as well as Guidelines and Rules for their operation.

FINANCIAL IMPACT

Advisory Committees and Working Groups do not have the power to incur expenditure or to bind Council but may recommend actions and initiatives to Council.

COMMUNITY IMPACT

Advisory Committees and Working Groups provide Council with advice for the ongoing management of services to our community and information for our integrated planning and reporting framework.

Committee Reports - 26 March 2024

ITEM 9.3 **Minutes of the Traffic Committee Meeting Held on 12 March 2024**

AUTHOR **City Assets**

PURPOSE AND BACKGROUND

Attached are the minutes of the Canterbury Bankstown Council Local Traffic Committee meeting held on 12 March 2024.

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

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

ISSUE

Recommendations of the Canterbury Bankstown Council Traffic Committee meeting.

RECOMMENDATION

That the recommendations contained in the minutes of the Canterbury-Bankstown Council Traffic Committee meeting held on 12 March 2024, be adopted.

ATTACHMENTS [Click here for attachment](#)

A. Traffic Committee Minutes - 12 March 2024

POLICY IMPACT

The matter has no policy implications to Council.

FINANCIAL IMPACT

Potential costs arising out of recommendations of the Traffic Committees are detailed in each report and included in either current Operational Budgets or Future Works Programs for Roadworks/Traffic Facilities.

COMMUNITY IMPACT

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

10 NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

The following items are submitted for consideration -

| | |
|---|----|
| 10.1 Status of Previous Notices of Motion - March 2024 | 91 |
| 10.2 Nuisance Cats - Councillor Linda Downey | 93 |
| 10.3 Campsie Admin - Councillor Khal Asfour | 95 |
| 10.4 Sydney Metro Bankstown Station Staging Report and Temporary Transport Plan for Final 12 Month Shutdown from Mid-2024 - Councillor Barbara Coorey | 97 |
| 10.5 Councillor Questions - Councillor Barbara Coorey | 99 |

Notice of Motions & Questions With Notice - 26 March 2024

ITEM 10.1 **Status of Previous Notices of Motion - March 2024**

AUTHOR **Corporate**

ISSUE

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

RECOMMENDATION

That the information be noted.

ATTACHMENTS [Click here for attachments](#)

- A. Status of Previous Notices of Motion March 2024
- B. Outgoing Correspondence
- C. Incoming Correspondence

Notice of Motions & Questions With Notice - 26 March 2024

ITEM 10.2 Nuisance Cats

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

“That Council writes to the Minister for Local Government Ron Hoenig urging him to empower Councils by introducing a tougher and more streamlined approach when it comes to dealing with nuisance domestic cats.”

BACKGROUND

The dogs are barking about this issue and nobody's listening!

On 28 July 2020, Council endorsed a draft submission to the inquiry into the problem of feral and domestic cats in Australia. I also moved a motion on 27 July 2021 calling on Council to investigate the most appropriate method of providing information to cat owners about their responsibilities and ensuring their pets don't roam the streets at night.

Nearly four years on, I notice the Federal Government is still receiving submissions on the Threat Abatement Plan for predation by feral cats. In fact, several organisations including the Australian Local Government Association, representing 537 Councils, lodged their submissions a couple of months ago and they raised some serious concerns on behalf of Councils when it comes to dealing with nuisance cats.

My concern is that this issue is being sidestepped by both, State and Federal Governments, and angry residents are taking it out on local councils which have very restrictive and unworkable guidelines.

Under the NSW Companion Animals Act 1998, residents who have a nuisance cat complaint are encouraged to speak with the animal's owner first. If the matter cannot be resolved, you contact Council. Council may require more than one complaint to progress the investigation which includes talking to neighbours. The investigation may also include the complainant keeping a log of incidents.

The whole process is both timely and costly and the issuing of a nuisance order against the animal carries a maximum fine of \$330.

The State Government must step in and introduce a streamlined approach, so councils can deal with this growing problem without the bureaucratic nonsense.

FINANCIAL IMPACT

There is no financial impact of this motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact of this motion as written.

Notice of Motions & Questions With Notice - 26 March 2024

ITEM 10.3 Campsie Admin

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

“That Council include a further option for the design of the new Campsie Cultural Hub that considers the entire Council owned land within the Campsie civic precinct.”

BACKGROUND

In 2023 Council supported the redevelopment of the Campsie Cultural Hub at the Campsie Civic Centre site and subsequently approved the first stage development of a design for the new facility. As a result, staff have commenced the design process which is to include a new library, meeting spaces, Music Hub, staff office space, Council Meeting space, refurbishment of the Orion Centre and public domain improvements.

In 2023 Council also considered a report on the current Administration building at Campsie. The Council sensibly resolved not to proceed with refurbishment of the Council chambers as it was not considered financially responsible. This information is not new to Councillors, with previous de-amalgamation reports providing detailed information on the poor condition of the building which is reaching the end of life.

With the Minister of Local Government clearly indicating that de-amalgamation will not be supported if new Councils are not financially sustainable, then it is unrealistic to think that it is in the community’s interest to spend more than \$14 million on an end of life building that is no longer fit for purpose.

If the Campsie Cultural Hub is to transform Campsie as a cultural destination, it is essential that all options are explored as part of this initial design phase. This includes looking at the whole site, including the existing administration building, to determine the best design outcome that benefits our Community

If Councillors are to make an informed choice on the future of the Campsie Civic Centre site, it is incumbent on all of us to be willing to look at all options so we can make an informed decision - a decision that can never be reversed.

FINANCIAL IMPACT

As Council has already approved the development of a design option I do not consider it would be a cost burden to consider an additional option for Council to consider.

CHIEF EXECUTIVE OFFICER'S COMMENT

Council has already approved the engagement of a Design consultant at the December 2023 Council meeting to prepare a concept for the Campsie Cultural Hub. This can be amended to provide two options for Council to consider, encompassing the broader precinct. The project is funded through WestInvest and Developer Contributions therefore the same funding can be utilised to include the additional option. This can be included in the next quarterly adjustment.

Notice of Motions & Questions With Notice - 26 March 2024

ITEM 10.4 Sydney Metro Bankstown Station Staging Report and Temporary Transport Plan for Final 12 Month Shutdown from Mid-2024

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

“That Council write to the Minister for Transport and the Secretary of the NSW Department of Transport outlining the following concerns.”

BACKGROUND

- a) That the proposed shutdown of the T3 Bankstown Line commencing in late 2024 for 12 months should have adequate bus drivers and buses to service the Temporary Transport Plan (TTP) as has been planned to service the shutdown of the Line which will have between 60,000 to 100,000 tap on and off during peak hours;
- b) That it is noted that major planning (by Transport for NSW) went into the shutdown of the Chatswood to Epping line in September 2018 with the provision of 100 bus drivers to service 10,000 commuters affected and the Council kindly request the same level of high level planning and resources be applied to the T3 shutdown;
- c) That the NSW Department of Transport urgently reconvene with Councillors and Officers to explain the TTP and the plan to liaise with communities, local schools and commuters in relation to the proposed shutdown; and
- d) The NSW Department of Transport provide a traffic report in relation to the TTP .

Sydney Metro has published the staging report for Bankstown Station metro construction. The bare minimum will be done from mid-2024 to mid-2025 before Metro Southwest opens, but the final job will be finished by mid-2026 after Metro Southwest has opened.

https://www.sydneymetro.info/sites/default/files/2023-11/TFNSW%2072%20-%20Consistency%20Assessment%20-%20Bankstown%20station%20staged%20works%20and%20%20extended%20final%20possession%20-%20Final%20Approved_0.pdf

Also included is the Temporary Transport Plan with the number of buses in the timetable. This has been converted into an Excel spreadsheet as attached (for the attention of the elected body)

It is clear that over 400 bus drivers will be required to meet the proposed running schedule. Concern is raised that NSW Department of Transport plans to engage 140 drivers for the shutdown of the T3 line for the 12 months.

An Excel spreadsheet has been prepared to analyse the data from the published TTP and has been attached.

It is noted that 1,439 bus movements (along the nominated stations in the TTP) each day will occur during school days as per the Excel spreadsheet analysis.

The Excel spreadsheet also analyses the impact of additional buses in traffic at key locations. There is clearly an issue in relation to the adequacy of enough buses and drivers to meet their proposed running schedule.

The T3 line is one of the busiest lines in Sydney Metro. The original TTP envisaged that the commuters would be taken to the East Hills/Airport Line and the Inner West Line and to Sydenham. This TTP has been altered taking all commuters on buses to Sydenham.

Local communities, schools and commuters need to be liaised with as this shutdown will cause major havoc and hardship on communities that rely heavily on train use as a mode of travel.

FINANCIAL IMPACT

There is no financial impact with this motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact with this motion as written.

ATTACHMENT [Click here for attachment](#)

A. T3 Buses in Temporary Transport Plan mid-2024 to 2025

Notice of Motions & Questions With Notice - 26 March 2024

ITEM 10.5 Councillor Questions

I, Councillor Barbara Coorey hereby give notice that at the next Ordinary Meeting of Council I will ask the following questions:-

1. Has loan funding been finalised for the construction of the Canterbury Aquatic Centre, and if not why not?
2. Have contracts been finalised with the successful tenderer for the construction of the Canterbury Aquatic Centre, and if not why not?
3. What discussions have taken place between the previous owner of the Campsie Centre in relation to Council vacating the building, and what compensation would be paid to Council in relation to the vacating of such site?
4. What were the circumstances behind the UWS prepaying approximately \$12 million in monies to Council re the lease payments relating to a 99 year lease occupancy of the lands owned by Council?
5. What is the role of each person engaged in Executive Services and what is the yearly budget for such a department?
6. How many persons are engaged in photography and or media for Canterbury Bankstown Council for the period 1 January 2022 to current date?
7. How many media personnel are engaged by Canterbury Bankstown Council and what is the budget (and role for each person) for such services for the period 1 January 2022 to current date?

11 CONFIDENTIAL SESSION

11.1 Code of Conduct Investigation Report

11.2 Code of Conduct Investigation Report

Chief Executive Officer's Statement

Confidentiality

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

CONFIDENTIAL SESSION

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

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

RECOMMENDATION

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

Item 11.1 Code of Conduct Investigation Report

This report is considered to be confidential in accordance with Section 10A(2)(i) of the Local Government Act, 1993, as it relates to alleged contraventions of any code of conduct requirements applicable under section 440..

Item 11.2 Code of Conduct Investigation Report

This report is considered to be confidential in accordance with Section 10A(2)(i) of the Local Government Act, 1993, as it relates to alleged contraventions of any code of conduct requirements applicable under section 440..