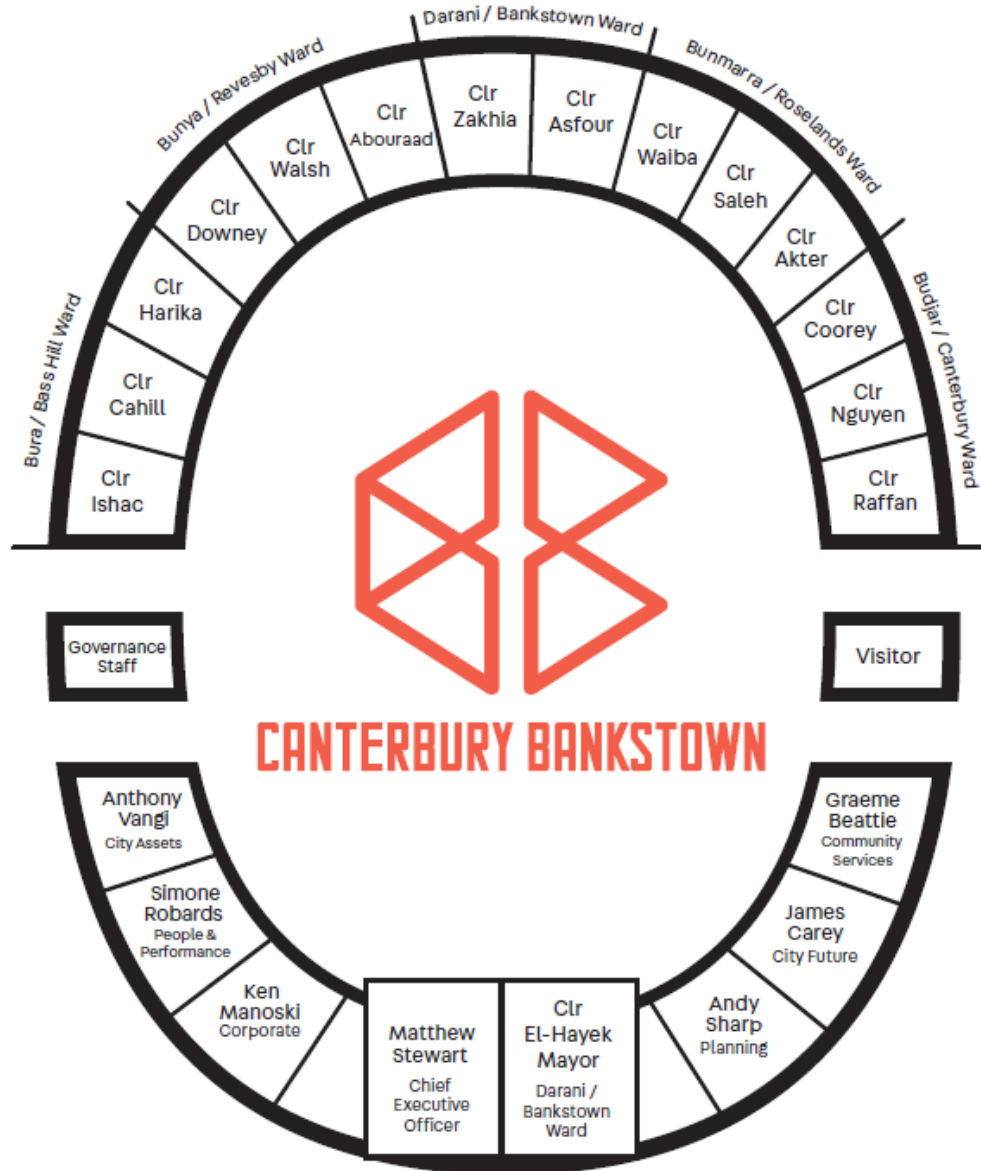




# AGENDA FOR THE ORDINARY MEETING

30 April 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.

---

## ORDER OF BUSINESS

---

<b>1</b>	<b>CONFIRMATION OF MINUTES OF PREVIOUS MEETING.....</b>	<b>7</b>
1.1	Minutes of the Ordinary Meeting of Council of 26 March 2024	9
<b>2</b>	<b>LEAVE OF ABSENCE .....</b>	<b>19</b>
<b>3</b>	<b>DECLARATIONS OF PECUNIARY INTEREST OR NON-PECUNIARY CONFLICT OF INTEREST.....</b>	<b>21</b>
<b>4</b>	<b>MAYORAL MINUTES .....</b>	<b>23</b>
4.1	Trevor Newton Naming	25
4.2	Artist Peter Day	27
4.3	Ramadan Nights Lakemba	29
4.4	Honouring Alison Allmark	30A
<b>5</b>	<b>PLANNING MATTERS.....</b>	<b>31</b>
5.1	Draft Submission to the Riverwood Housing Estate State Significant Precinct Stage 1 Revised Proposal	33
5.2	Silica Ban	41
<b>6</b>	<b>POLICY MATTERS .....</b>	<b>45</b>
6.1	CBCity Advocacy Strategic Plan	47
<b>7</b>	<b>GOVERNANCE AND ADMINISTRATION MATTERS .....</b>	<b>53</b>
7.1	Cash and Investment Report as at 31 March 2024	55
7.2	Property Matter - Lease to The Ice Skating Club of NSW Co-operative Limited - 17A Phillips Avenue, Canterbury	59
7.3	Quarterly Progress Report of the 2023/24 Operational Plan, 2022-25 Delivery Program, and Budget to 31 March 2024	67
7.4	Integrated Planning and Reporting - Revised Delivery Program (2022-25), Draft Operational Plan (2024/25), and Revised Resourcing Strategies for Assets and Finance	83
7.5	LGNSW - Request for Financial Contribution	109
<b>8</b>	<b>SERVICE AND OPERATIONAL MATTERS .....</b>	<b>113</b>
8.1	Naming of New Council Facilities - Ian Stromborg OAM and Kevin Hill OAM	115
<b>9</b>	<b>COMMITTEE REPORTS.....</b>	<b>121</b>
9.1	Minutes of the Community & Inclusion Advisory Committee Meeting held on 20 March 2024	123
9.2	Minutes of the Floodplain Management Committee held on 20 March 2024	125

9.3	Minutes of the Audit Risk and Improvement Committee Meeting held on 27 March 2024	129
9.4	Minutes of the Traffic Committee Meeting held on 9 April 2024	131
<b>10</b>	<b>NOTICE OF MOTIONS &amp; QUESTIONS WITH NOTICE .....</b>	<b>133</b>
10.1	Status of Previous Notices of Motion - April 2024	135
10.2	Overhead Crossing at Henry Lawson Drive - Councillor Linda Downey	137
10.3	Pick Up and Drop Off - Councillor Linda Downey	139
10.4	Traffic Review; Park Road and Childs Street, East Hills - Councillor David Walsh	141
10.5	Mobile Food Vans - Councillor Rachelle Harika	143
10.6	Closure of Campsie Post Office - Councillor Clare Raffan	145
10.7	Henry Lawson Drive / The River Road Intersection Upgrade - Councillor Charbel Abouraad	147
10.8	Recognising Orthodox Easter - Councillor George Zakhia	149
10.9	NSW Government Planning Changes - In the Dark? - Councillor Charlie Ishac	151
10.10	Provision of Pedestrian Crossing in the Vicinity of Brunner Road and Cooper Road Intersection - Councillor Christopher Cahill	153
10.11	Flagpoles - Councillor George Zakhia	155
10.12	Ken McLean Reserve - Councillor Karl Saleh OAM	157
10.13	Traffic Investigation Allambee Crescent, Beverly Hills - Councillor Karl Saleh OAM	159
10.14	Councillor Questions - Councillor Barbara Coorey	161
<b>11</b>	<b>CONFIDENTIAL SESSION .....</b>	<b>163</b>
11.1	Code of Conduct Investigation Report	
11.2	Code of Conduct Investigation Report	



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

The following minutes are submitted for confirmation -

1.1	Minutes of the Ordinary Meeting of Council of 26 March 2024 .....	9
-----	---	---



**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 26 MARCH 2024**

---

**PRESENT:** Mayor, Councillor El-Hayek  
Councillors Asfour, Cahill, Downey, Harika, Ishac, Nguyen, Raffan, Waiba, Walsh

**APOLOGIES:** Councillors Abouraad, Akter, Coorey, Saleh OAM, Zakhia

---

**HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.31 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**  
**(692)** **CLR. DOWNEY:/CLR. CAHILL**

RESOLVED that the minutes of the Ordinary Council Meeting held on 27 February 2024 be adopted.

- CARRIED

**SECTION 2:** **LEAVE OF ABSENCE**  
**(693)** **CLR. RAFFAN:/CLR. ISHAC**

RESOLVED that Leave of Absence be granted to Clrs Abouraad, Akter, Coorey, Saleh OAM and Zakhia due to personal reasons.

- CARRIED

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

In respect to Item 4.2 – 50<sup>th</sup> Maronite Jubilee, Clr Harika declared a significant non-pecuniary conflict of interest given she is on the organising committee and as such will vacate the chamber taking no part in the debate or decision in the matter.

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 26 MARCH 2024**

---

In respect to Item 4.2 – 50<sup>th</sup> Maronite Jubilee, Clr Ishac declared a non-significant non-pecuniary conflict of interest given he is a parishioner at St Charbel's Parish. Clr Ishac advised that it will not affect his consideration of the item and he will remain in the Chamber.

**SECTION 4: MAYORAL MINUTES**

**ITEM 4.1 COMMUNITY CABINET**  
**(694) CLR. EL-HAYEK**

RESOLVED that the Mayoral Minute be noted.

- CARRIED

**ITEM 4.2 50TH MARONITE JUBILEE**

In respect to Item 4.2 – 50<sup>th</sup> Maronite Jubilee, Clr Harika declared a significant non-pecuniary conflict of interest given she is on the organising committee and as such will vacate the chamber taking no part in the debate or decision in the matter.

In respect to Item 4.2 – 50<sup>th</sup> Maronite Jubilee, Clr Ishac declared a non-significant non-pecuniary conflict of interest given he is a parishioner at St Charbel's Parish. Clr Ishac advised that it will not affect his consideration of the item and he will remain in the Chamber.

CLR HARIKA TEMPORARILY VACATED THE CHAMBER AT 6.37 PM.

**(695) CLR. EL-HAYEK**

RESOLVED that

1. Council support the Maronite Order by purchasing a table at their Gala Dinner on 18 October 2024 for an expected cost of \$3,000.00.
2. These funds be made available from the Community Grants and Event Sponsorship Program Budget.

- CARRIED

**ITEM 4.3 LOCAL COMMUNITY BASED DONATIONS**

---

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 26 MARCH 2024**

---

CLR HARIKA RETURNED TO THE CHAMBER AT 6.40 PM.

**(696)**

**CLR. EL-HAYEK**

RESOLVED that:

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

- CARRIED

**ITEM 4.4**

**KEVIN WHITEHOUSE**

**(697)**

**CLR. EL-HAYEK**

RESOLVED that the Mayoral Minute be noted.

- CARRIED

COUNCIL OBSERVED A MINUTE'S SILENCE IN MEMORY OF KEVIN WHITEHOUSE

**SECTION 5:**

**PLANNING MATTERS**

**ITEM 5.1**

**CANTERBURY-BANKSTOWN LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2022 (AMENDMENT NO. 1) – PUBLIC EXHIBITION OUTCOMES**

**(698)**

**CLR. WALSH:/CLR. RAFFAN**

RESOLVED 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.

- CARRIED

**For:-**

Clrs Asfour, Cahill, Downey, El-Hayek, Harika, Ishac, Nguyen, Raffan, Waiba and Walsh

**Against:-**

Nil

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 26 MARCH 2024**

---

**ITEM 5.2**                      **PLANNING PROPOSAL – NEW EMPLOYMENT ZONES**  
**(699)**                        **CLR. ISHAC:/CLR. WALSH**

RESOLVED 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.

- CARRIED

**For:-**                      Clrs Asfour, Cahill, Downey, El-Hayek, Harika, Ishac, Nguyen, Raffan, Waiba and Walsh

**Against:-**              Nil

**SECTION 6:**            **POLICY MATTERS**  
  
Nil

**SECTION 7:**            **GOVERNANCE AND ADMINISTRATION MATTERS**

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 26 MARCH 2024**

---

**ITEM 7.1**                      **CASH AND INVESTMENT REPORT AS AT 29 FEBRUARY 2024**  
**(700)**                        **CLR. DOWNEY:/CLR. CAHILL**

RESOLVED 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.

- CARRIED

**SECTION 8:                SERVICE AND OPERATIONAL MATTERS**

**ITEM 8.1**                      **WESTERN SYDNEY LEADERSHIP DIALOGUE - 2024 EAST LONDON STUDY TOUR**  
**MOTION**                    **CLR. NGUYEN:/CLR. RAFFAN**

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

**AMENDMENT**              **CLR. DOWNEY:/CLR. CAHILL**

1.     That Council agree to participate in the Western Sydney Dialogues Tour, as outlined in the report.
2.     The CEO seeks Councillor interest in participating in the Western Sydney Dialogue and a further report be brought to Council if required.

**THE AMENDMENT WAS ACCEPTED BY THE MOVER OF THE MOTION.**

**(701)**                        **CLR. NGUYEN:/CLR. RAFFAN**

RESOLVED that:

1.     Council agree to participate in the Western Sydney Dialogues Tour, as outlined in the report.
2.     The CEO seeks Councillor interest in participating in the Western Sydney Dialogue and a further report be brought to Council if required.

- CARRIED

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 26 MARCH 2024**

---

**SECTION 9: COMMITTEE REPORTS**

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

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

- CARRIED

**ITEM 9.1 MINUTES OF THE ENVIRONMENT ADVISORY COMMITTEE MEETING HELD ON 21 FEBRUARY 2024**

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

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

- CARRIED

**ITEM 9.2 MINUTES OF THE UNIVERSAL ACCESS ADVISORY COMMITTEE MEETING HELD ON 6 MARCH 2024**

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

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

- CARRIED

**ITEM 9.3 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 12 MARCH 2024**

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

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

- CARRIED

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

---

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 26 MARCH 2024**

---

**(706)**

**CLR. CAHILL:/CLR. DOWNEY**

RESOLVED that in accordance with Council's Code of Meeting Practice, Council adopts all the recommendations of the Notice of Motion and Questions with Notice with the exception of 10.5.

- CARRIED

**ITEM 10.1**

**STATUS OF PREVIOUS NOTICES OF MOTION - MARCH 2024**

**(707)**

**CLR. CAHILL:/CLR. DOWNEY**

RESOLVED that the information be noted.

- CARRIED

**ITEM 10.2**

**NUISANCE CATS**

**(708)**

**CLR. CAHILL:/CLR. DOWNEY**

RESOLVED 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.

- CARRIED

**ITEM 10.3**

**CAMPSIE ADMIN**

**(709)**

**CLR. CAHILL:/CLR. DOWNEY**

RESOLVED 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.

- CARRIED

**ITEM 10.4**

**SYDNEY METRO BANKSTOWN STATION STAGING REPORT AND TEMPORARY  
TRANSPORT PLAN FOR FINAL 12 MONTH SHUTDOWN FROM MID-2024**

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 26 MARCH 2024**

---

**(710)**

**CLR. CAHILL:/CLR. DOWNEY**

RESOLVED that Council write to the Minister for Transport and the Secretary of the NSW Department of Transport outlining the concerns as detailed in the Motion.

- CARRIED

**ITEM 10.5**

**COUNCILLOR QUESTIONS**

**(711)**

**CLR. DOWNEY:/CLR. RAFFAN**

RESOLVED that the matter be deferred to a future Meeting of Council.

- CARRIED

**(712)**

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

RESOLVED that for procedural reasons, the confidential matters 11.1 and 11.2 be deferred to be considered at the April Meeting of Council.

- CARRIED

**ITEM 11.1**

**CODE OF CONDUCT INVESTIGATION REPORT**

**(713)**

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

RESOLVED that for procedural reasons, the confidential matter 11.1 be deferred to be considered at the April Meeting of Council.

- CARRIED

**ITEM 11.2**

**CODE OF CONDUCT INVESTIGATION REPORT**

**(714)**

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

RESOLVED that for procedural reasons, the confidential matter 11.2 be deferred to be considered at the April Meeting of Council.

- CARRIED

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 26 MARCH 2024**

---

**THE MEETING CLOSED AT 6.47 PM**

Minutes confirmed 30 APRIL 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	Trevor Newton Naming	25
4.2	Artist Peter Day	27
4.3	Ramadan Nights Lakemba	29
4.4	Honouring Alison Allmark	30A



---

## Mayoral Minutes - 30 April 2024

---

### ITEM 4.1 Trevor Newton Naming

Councillors

You may recall a Mayoral Minute I brought to Council last year to pay tribute and acknowledge the death of our friend and long-serving Council employee Trevor Newton.

Trevor dedicated his life serving our City for around 60 years, and his love and commitment of our residents never waned right until the end. He touched the lives of so many people and was held in high regard. . . . clearly evident by the countless accolades and heartfelt messages following his passing.

He joined Council when he was just 15 years old and saw many changes in the community and within Council. In fact, he would often say his second family were the many friends and colleagues he worked with. . . . so, it was quite fitting he received my first Mayoral Certificate of Recognition posthumously.

Councillors, across our City there are many parks, streets and Council facilities named after past and present people who have made a significant contribution to our City. . . . and according to my research, not one has been named after a Council employee.

Tonight, I am proposing that we have reason to break with tradition by naming the Tennis Court “clubhouse” at Coleman Park, Georges Hall in his honour and it will serve as an everlasting legacy.

It is also fitting, as Trevor had a lifelong affinity with the tennis club and spent most of his time playing there. He held the annual senior’s event and was well known by most of the players and the surrounding community.

Before putting the Mayoral Minute, I would like to welcome and acknowledge Trevor’s wife, Mary, who is with us in the public gallery, and also thank her for her 40 years of service with the Council . . . that’s around 100 years between them. Welcome Mary.

Councillors, I put the Mayoral Minute.



---

## Mayoral Minutes - 30 April 2024

---

### ITEM 4.2

### Artist Peter Day

Councillors

It's not uncommon to praise and elevate our sporting heroes, community workers, volunteers and emergency services . . . and rightly so!

But what about those in the community that are "painting a positive picture" of our city through their work and dedication. . . and who receive very little recognition, if any, for their life's work.

I recently met one such person at the Premier's Community Cabinet, when the Minister for Arts, John Graham, was asked by local artist Peter Day about the disparity in funding for local artists compared to those living in the Eastern Suburbs.

Since that meeting, I have been told Mr Day was invited by the European Cultural Centre to exhibit his artworks on 18 April at a prestigious international exhibition in Venice which is associated with the world-renowned Venice Biennale.

Mr Day's expertise in creating site specific and issue-based works of art has led to the creation of projects and exhibitions in America and France. He has also worked with the UN and the Australian Department of Foreign Affairs.

His engagement with our community is reflected in some of his public art in our city including "Hornets" at Stuart Street Reserve, Padstow, "Bulldogs" at Smith Park in East Hills, "Revesby Village", "Vessels" at Padstow and many other works.

Councillors, Mr Day's artwork is not only admired and appreciated by our community but across the globe. He is an inspirational member of our City and his achievements should be recognised and celebrated.

Councillors, I put the Mayoral Minute.



---

## Mayoral Minutes - 30 April 2024

---

### ITEM 4.3                      Ramadan Nights Lakemba

Councillors

Our City has just finished hosting one of the State's largest events, Ramadan Nights Lakemba. . . .and I don't think it will come as any great shock if I told you it has surpassed all previous attendance records.

The month-long event attracted more than 1.57 million visitors, coming from all parts of Sydney, interstate and a small contingent from overseas. . . . 31 nights to experience traditional foods and to mingle with people from different cultures.

As several visitors told me, it was like walking through a street bazaar in the Middle East, experiencing the different aromas of food wafting through the air, the vibrancy and colour and the animated conversations in different languages.

It was also a place for the Muslim community to gather after dusk to break their fast.

Hosting an event of this size is a momentous task and doesn't come cheap. . . over 120 staff and external contractors were involved each and every day. . . . from our regulatory team, waste and road crews and our tradies. . . . to others like Police, private security and traffic management controllers.

All ensuring the event was family friendly, safe and met strict hygiene standards. . .

Councillors, from its humble beginnings around a single smoky BBQ, this event has grown and is now a global tourist destination with a cost to Council well in excess of \$2.5million. We did receive a \$1 million grant over two years from the State Government but that has now ended, and we are in the process of trying to secure more funding.

It is quite clear that the event has outgrown the original intention and it is time for a rethink and a review on how it operates. That could include hours and days of operation, the number of stall holders and where they are located, a name change to reflect the event, like "Lakemba Street Festival" during Ramadan . . . . or maybe explore a private operator to come in and run the event with Council having oversight. . . . they are just some ideas I would like to float. But what is very clear, is that we need to review the event in light of the escalating costs.

Councillors, whilst attendances were through the roof, and it is undoubtedly a signature event for our City, we need to once again conduct a root and branch review of how it operates, including reviewing both sponsorship or income opportunities as well as reducing costs to ensure its financial viability into the future. I expect the review to be completed so that the changes can be applied to the 2025 event.

Finally, before putting the Mayoral Minute, I would like to say a huge thank you to Council staff, and all those involved in putting together this year's event. It was many long hours and months in the making, and from the feedback on the ground, it was mostly smooth sailing. Thank you all.

Councillors, I put the Mayoral Minute.



---

## Mayoral Minutes - 30 April 2024

---

### ITEM 4.4                      Honouring Alison Allmark

Councillors

As you entered the chamber tonight, some of you may have noticed something missing. . . . a warmth, a glow, a friendly loving smile noticeably absent. . . . you would have also noticed the corner seat of the front row empty. . . .

It is with some sadness I inform you of the passing of Ms Alison Allmark. . . . a Chester Hill resident who attended nearly all Council meetings since 1974. . . . there was of course the odd occasion she couldn't make it, due to illness or holidays but she still made it her business to catch up on the proceedings.

Her daughter Helen, who was a teenager at the time, remembers attending the very first meeting with her mother and said her mum loved it so much she kept coming back. I am told Ms Allmark's late husband Robert was employed by the former Bankstown Council as a Sundry Debtors Clerk for more than fifty years before retiring.

Interestingly, it was a casual conversation with Robert that sparked her curiosity to attend the meeting. He mentioned to her that Council would be discussing a matter which had not been included in the business papers. . . . and you guessed it. . . . curiosity got the better of her and the rest is history. . . .

Over the years, Ms Allmark had a front row seat and was witness to some significant and life-changing moments . . . she was present when vast tracks of market gardens were rezoned for housing, she followed the development of Paul Keating Park after the great fire which destroyed Councils Administration building, she loved what Council did at Lake Gilawarna and the many boardwalks and recreation areas around our waterways. She was also here during amalgamation and saw the many changes came with it. . . .

If she had only written down some of the things, she saw over the past years it would have made for some interesting reading . . . numerous Mayors with all their different antics and robust behaviours, Councillors being ejected for unruly behaviour, not to mention the occasional Councillor pulled up for looking a little tired and glassy eyed. . . . and there were of course the protests and threats of abuse in the public gallery. . . . and she was quick to pull me up on occasion and tell me to speak into the microphone. . . .

Before wrapping up, I will share that the occasional bad language did cause her to shift in her chair but it was nothing like the time Councillor Cahill rose from his chair to speak about a matter. . . . unfortunately, his phone which had been in his back pocket got caught on the chair, pulling down his jeans and exposing a little too much. . . . .

Councillors, Ms Allmark has lived in Chester Hill since 1958 and has been very passionate in standing up for her community on many issues like opposing the Chester Hill Shopping Centre project. She was a loving mother, and a mother to many children she looked after in family day care.

To honour her memory, I propose that her seat in the front row be reserved at all Council meetings leading up to the Council elections later this year, and that Council considers placing a plaque near the seat she occupied over the many, many years.

As she did on many occasions for others, I now ask you to stand and observe a minute silence  
...

(Her funeral service will be held on Thursday 9 May at 10.15am at the Rookwood Crematorium East Chapel.

Councillors, I put the Mayoral Minute.

## **5 PLANNING MATTERS**

The following items are submitted for consideration -

- |     |   |    |
|-----|---|----|
| 5.1 | Draft Submission to the Riverwood Housing Estate State Significant Precinct<br>Stage 1 Revised Proposal | 33 |
| 5.2 | Silica Ban  | 41 |



### **ITEM 5.1                      Draft Submission to the Riverwood Housing Estate State Significant Precinct Stage 1 Revised Proposal**

**AUTHOR                      Planning**

#### **PURPOSE AND BACKGROUND**

The Riverwood Estate State Significant Precinct (SSP) is a State Government-led proposed rezoning aimed at redeveloping part of the Riverwood Estate. This entails demolishing 60 existing social housing dwellings within a defined area and constructing a mix of 50 percent social and affordable housing and 50 percent private dwellings, accommodating a projected population increase from 1,700 to 2,120.

Previously, the Council considered a draft submission for an earlier scheme involving the entire site, comprising 3,900 dwellings (30 percent social housing, 70 percent private), and around 4.8 hectares of open space.

The Riverwood Estate spans 30 hectares, primarily owned by Homes NSW. The revised proposed redevelopment covers approximately 15,265m<sup>2</sup> or 5.4 percent of the estate. The Planning Proposal, currently under assessment by the Department of Planning, Housing and Infrastructure, was on public exhibition from March 8 to April 8, 2024, with council granted an extension to review and submit their feedback.

The Minister for Planning and Public Spaces holds decision-making authority, with the Council serving as a key stakeholder due to the estate's location within the Canterbury-Bankstown Local Government Area. The Council's role involves providing feedback during public exhibition and commenting on the site-specific Development Control Plan (DCP).

#### **ISSUE**

As the site falls within the Canterbury-Bankstown LGA, and since the Council lacks authority over the Planning Proposal, it's crucial for the Council to submit a thorough response during the public exhibition phase. This submission should delineate concerns and suggest areas for improvement, which Homes NSW can consider in the final decision made by the Minister.

Attachment B contains a comprehensive analysis of the proposal, detailing specific points for consideration. Additionally, the submission requests further input and review from Council before the planning proposal reaches its final stage and the Minister for Planning and Public Spaces renders a decision.

#### **RECOMMENDATION    That -**

1. Council endorses the draft submission at Attachment B and submits it to the Department of Planning, Housing and Infrastructure.

2. Council works with the applicant (Homes NSW) and the Department of Planning, Housing and Infrastructure to ensure the site specific DCP addresses all relevant planning matters identified in the draft submission provided at Attachment B.
3. Council delegate is functions to the Chief Executive Officer to liaise with Homes NSW and the Department of Planning, Housing and Infrastructure to make changes to the exhibited draft DCP to address Council's comments and requirements.
4. A separate report be provided to Council with the final version of the DCP to be adopted by Council and included as a new sub-chapter within the Canterbury Bankstown Development Control Plan 2023.

## **ATTACHMENTS**

[Click here for attachments](#)

---

- A. Council's 2022 submission
- B. Council's draft submission to 2024 Stage 1 proposal

## **POLICY IMPACT**

---

If approved by the State Government, the proposal will amend the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023). Additionally, a site-specific Development Control Plan (DCP) will be implemented, managed, and updated by Council in the future.

The Canterbury-Bankstown Local Infrastructure Plan 2022 (Contributions Plan), effective from 1 September 2022, does not currently accommodate the proposed growth and scale. However, it allows for the collection of contributions from new developments on the site, earmarked for infrastructure projects in the Riverwood area.

In the draft submission (Attachment B), Council has urged Homes NSW to develop a comprehensive master plan for the entire redevelopment site. This plan should assess infrastructure demands beyond Council's current projections, considering the significant forecasted population growth.

## **FINANCIAL IMPACT**

---

The exhibited planning proposal, while not directly impacting Council financially, enables development beyond Council's existing infrastructure and service plans. Although additional development contributions will generate income, social housing exemptions exist. Without an overarching master plan, Homes NSW must further analyse potential infrastructure and service costs for Council once a finalised infrastructure list is established, along with associated delivery and maintenance expenses.

## **COMMUNITY IMPACT**

---

The Department will consider submissions from Council, the community and other key stakeholders that made submission during the exhibition period. Council has requested a number of changes and improvements to the proposal as outlined in the attached submission and will continue to liaise with the Department to ensure all matters raised are addressed by Homes NSW.

## DETAILED INFORMATION

### 1. Description of the State Significant Precinct

The Riverwood Estate State Significant Precinct is a 30ha site wholly located within the Canterbury-Bankstown Local Government Area (LGA) and sits on the boundary with the Georges River LGA which runs along the southern boundary of the site. The site measures approximately 750m east-west and 600m north-south. The site is approximately 18km south west of the Sydney CBD and 3km south of the Bankstown City Centre.

The Riverwood Estate currently contains approximately 1,080 dwellings comprising a mix of 1,019 Homes NSW owned social housing dwellings, two Aboriginal Housing Office (AHO) owned social housing dwellings, and 60 private dwellings and land owned by Council (predominantly for roads, parks and the former Riverwood Library).



*Figure 1: Original Riverwood State Significant Precinct Vision and master plan exhibited in August 2022*



Figure 2: The extent of the 'Stage 1' Site under the revised Riverwood SSP proposal shown in blue, the area of the original proposal is outlined in red

## 2. The Original and Revised Proposals

### 2.1 Original 2022 Proposal

The original proposal, as exhibited, applied to the entire Riverwood Housing Estate and sought to deliver:

- Approximately 3,900 dwellings, ranging from three storeys (12 metres) and 12 storeys (41 metres);
- 4.8 hectares of open space, including almost 2.4 hectares of new open space to deliver two new parks – Roosevelt Park (1 ha) and the Community Greenway (0.5 ha);
- Up to 4,800m<sup>2</sup> of non-residential floorspace for local shops, cafes and services including childcare and health care services; and
- Community spaces and facilities, including the potential for a new multi-purpose community hub co-located with new open space.

### 2.2 The Revised 2024 Proposal

The planning proposal has been reduced to a smaller part of the site as shown in Figure 2. This revised proposal envisages the demolition of the existing 60 social housing dwellings owned by Homes NSW to facilitate a development outcome of around 420 new dwellings (a net increase of 360 dwellings and 1,047 people). The revised 'Stage 1' proposal that this Council report relates to involves the following:

- Maintain the existing R4 High Density zoning;
- Increase the maximum building heights from 11.5m to part 42m (12 storeys) and part 29m (8 storeys);
- Increase the maximum Floor Space Ratio (FSR) from 0.9:1 to 2.2:1; and
- Permit up to 250m<sup>2</sup> of neighbourhood shops, a 1,000m<sup>2</sup> supermarket, and food and drink premises.

The proposal will include relocating the existing Virginia Place further to the west and making the roadway straight between Roosevelt Avenue and Washington Avenue (refer to the dashed outline in Figure 3 below). The new Virginia Place will be a 20m wide carriageway, with the road being 5.5m wide to accommodate two travel lanes. Parking will be permitted on both sides of the road, with a 1.5m wide area for planting or seating on the kerbside.

The proposal seeks a mix of 50 percent social and affordable housing and 50 percent market or private non-social and non-affordable housing. The application does not propose any specific percentage split between affordable and social housing.

Homes NSW has advised it intends to replace the existing 'SDN Riverwood' childcare centre on the southern end of the site with a frontage to Roosevelt Avenue at a location in proximity of the site. Council has requested clarification where the childcare centre will be located and that measures are put in place to minimise disruption for existing users of the centre.



Figure 3: The extent of the 'Stage 1' Site under the revised Riverwood SSP proposal

### 3. Key Issues with Master Plan Proposal

Council's key issues with the proposal are outlined in the detailed submission at Attachment B and include the following:

- Need for a comprehensive vision for redevelopment of the site through the preparation of a holistic master plan which will inform the preparation of a future planning proposal which will include the entirety of the remainder of the site;

- Require the 50 percent social and affordable housing to be included in the CB LEP 2023 split as a minimum 40 percent social housing and a minimum 10 percent affordable housing to align with Council's previous submission made in September 2022;
- Lack of contribution towards infrastructure and embellishment of existing and proposed public open space outside of the site in the surrounding area. Despite being a small scale than the original proposal, there is a need for Homes NSW to commit to infrastructure funding for the entire precinct, starting with Stage 1;
- The 'dog leg' intersection of Belmore Road, Washington Avenue and Hannans Road is immediately adjacent to the site and must be improved with options such as closing Washington Avenue or restricting access to that should be progressed as part of this proposal to provide certainty and address a longstanding poor traffic intersection issue;
- Design excellence must apply to the site to reflect the requirements of Clause 6.15 of the Canterbury Bankstown LEP 2023. Council requests there is a requirement for at least two different architectural firms design the buildings on the site;
- The 30 percent canopy coverage is questioned given the spacing and location of some trees, the impact of the future basement levels on deep soil areas and the loss of substantial planting due to the future widening of Belmore Road; and
- Under-grounding of all powerlines must occur as part of the redevelopment of the site.

A number of design and technical matters as requested to be addressed in the draft DCP as outlined in Attachment B. Where applicable, Council will seek to include these requirements in the site specific DCP.

Council does not object in principle to Homes NSW's proposed approach to negotiated acquisition of Virginia Place and rededication of the road back to Council once the road works and development is completed, subject to there being no cost to Council.

Homes NSW has advised Council Officers that it does not intend to enter into a planning agreement for the delivery of public benefits or infrastructure beyond the provision of a re-aligned Virginia Place.

#### **4. Next Steps**

Following the exhibition period and review of submissions, the Minister for Planning and Public Spaces will decide on the planning proposal, taking into account Homes NSW's response if necessary. If approved, amendments to the zones and planning controls for Riverwood Estate SSP will be made through a State Environmental Planning Policy (SEPP), amending Council's Local Environmental Plan (LEP). This approval process falls under Section 3.29 of the Environmental Planning and Assessment Act 1979.

Upon approval, Homes NSW will likely seek a development partner to execute the site's redevelopment, including the construction of the new Virginia Place. Development Applications for assessment would be submitted by Homes NSW, with the Minister responsible for determining applications within the Riverwood Estate that exceed an Estimated Development Cost of \$30 million or contain at least 75 dwellings. Applications below this threshold would be assessed by Council.

A final draft of the Development Control Plan will be presented to Council for separate consideration and adoption.



---

## Planning Matters - 30 April 2024

---

**ITEM 5.2**

**Silica Ban**

**AUTHOR**

**Planning**

### **PURPOSE AND BACKGROUND**

This report responds to a Mayoral Minute, which requested an investigation into the banning of silica-based products from all new developments in Canterbury-Bankstown.

### **ISSUE**

Silicosis is an incurable disease that causes scarring in the lungs and can have long-term impacts for those affected by it. Silicosis is caused by the breathing in of crystalline silica, a naturally forming substance in most rocks, which is created when they are cut up. According to SafeWork Australia, rates of silicosis have risen in workers.

In October 2023, Council resolved to investigate the banning of silica-based products from all new developments in Canterbury-Bankstown, with the aim of protecting workers from being exposed to asbestos and materials containing silica.

In December 2023, the Federal and State Governments carried out their own investigation and agreed to prohibit the use, supply and manufacture of engineered stone products. Engineered stone contains crystalline silica, which is created when combining natural stone with water or resins to undergo a process of hardening. Engineered stone is commonly used in benchtops, panels and slabs.

Following an investigation by Council officers, this report concludes that no changes to Council's planning controls are required given that the NSW Government will be prohibiting engineered stone products from all new developments from 1 July 2024. State legislation will give effect to the prohibition.

### **RECOMMENDATION**

That the information be noted.

### **ATTACHMENTS**

[Click here for attachments](#)

- A. Mayoral Minute - Ordinary Meeting of 24 October 2023
- B. Work Health and Safety Meeting of Ministers – March 2024

## **POLICY IMPACT**

---

This matter has no policy implications for Council.

## **FINANCIAL IMPACT**

---

This matter has no financial implications for Council.

## **COMMUNITY IMPACT**

---

State legislation will prohibit engineered stone products from all new developments in NSW to protect workers from the long-term impacts of silicosis.

## DETAILED INFORMATION

---

At its Ordinary Meeting of 24 October 2023, Council considered a Mayoral Minute regarding the exposure of workers to asbestos and materials containing silica. The Mayoral Minute is provided in Attachment A. Council resolved to investigate and prepare a report into the banning of silica-based products from all new developments in Canterbury-Bankstown.

Council officers looked at the Federal and State Governments' investigation into the prohibition of engineered stone products. The investigation focused on engineered stone, a type of silica-based product, which has higher levels of silica (typically over 90% by weight) compared to other types of stone like marble (2%), limestone (2%), slate (20–40%), shale (22%), and granite (20-45%).

To date, the Federal and State Governments have undertaken the following actions:

Date	Action
February 2023	The Federal and State Governments requested SafeWork Australia to investigate the prohibition of engineered stone products.
December 2023	The Federal and State Governments agreed to prohibit the use of engineered stone products.
January 2024	Businesses and consumers were encouraged to be mindful of the upcoming prohibition on the use of engineered stone products and from 1 January 2024, should avoid entering contracts for these products.
March 2024	The Federal and State Governments endorsed amendments to the model Work Health Safety (WHS) laws to give effect to the prohibition, as provided in Attachment B. The Federal and State Governments also agreed: <ul style="list-style-type: none"><li>• To not apply the prohibition to sintered stone and engineered stone with less than 1% crystalline silica by weight; and</li><li>• For contracts entered into on or before 31 December 2023; to allow jurisdictions to adopt a transition period for the continued supply, installation and processing of engineered stone benchtops, panels and slabs until 31 December 2024.</li></ul>
April 2024	SafeWork Australia to finalise amendments to the model WHS laws to enable jurisdictions to expedite the adoption of these arrangements in their respective WHS laws ahead of 1 July 2024.

Based on the above actions, this report concludes that no changes to Council's planning controls are required given that the NSW Government will be prohibiting engineered stone products from all new developments from 1 July 2024. State legislation will give effect to the prohibition.

The following products will remain unaffected by the prohibition – natural stone, concrete and cement products, bricks, pavers and other similar blocks, ceramic, porcelain wall and floor tiles, roof tiles, grout, mortar and render, plasterboard, sintered stone, and engineered stone with trace levels of crystalline silica (less than 1% by weight).



## **6            POLICY MATTERS**

The following item is submitted for consideration -

6.1    CBCity Advocacy Strategic Plan	47
---------------------------------------	----



### ITEM 6.1                      CBCity Advocacy Strategic Plan

**AUTHOR**                      City Future

#### **PURPOSE AND BACKGROUND**

This report considers a Draft Advocacy Strategic Plan which sets out how Council will advocate for the things that matter the most to our community and identifies the key strategic priorities to be considered for 2024 and beyond.

The Draft Advocacy Strategy was placed on Public Exhibition in late March/April and is now being reported back to Council following this exhibition.

#### **ISSUE**

Canterbury-Bankstown is a vibrant, bustling and diverse City, which over the last five years has grown and undergone major transformation. This has included substantial investments in community facilities, open spaces and infrastructure. These investments have been made possible using a combination of Council and other government funding, as well as the private sector.

However, as we continue to grow, our City faces current and future challenges including financial sustainability, climate change impacts, housing needs, waste management and future transport.

Delivering a City that is Thriving, Dynamic and Real cannot be achieved by Council alone, it also requires better collaboration and support from the State and Federal Governments.

To help encourage this collaboration, we have identified more strategic ways to engage with the other levels of government which includes clearly outlining our priorities for the future. To better communicate this, Council has developed the Draft CBCity Advocacy Strategic Plan and the associated Draft CBCity Advocacy Priorities.

#### **RECOMMENDATION**

That the CBCity Advocacy Strategic Plan (Attachment A) and associated advocacy priorities for 2024 (Attachment B) be adopted.

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

- A.     CBCity Advocacy Strategic Plan - After HYS
- B.     CBCity Advocacy Priorities
- C.     Engagement Report\_Draft CBCity Advocacy Strategic Plan\_Final

## **POLICY IMPACT**

---

The Advocacy Strategic Plan supports the delivery of the Community Strategic Plan Priorities.

The Advocacy Strategic Plan sets out the process of undertaking advocacy, including the role of the Mayor under section 226 of the Local Government Act including:

- (c) To be the principal member and spokesperson of the governing body, including representing the views of the council as to its local priorities;
- (i) To promote partnerships between the council and key stakeholders;
- (m) To represent the council on regional organisations and at inter-governmental forums at regional, State and Commonwealth level.

## **FINANCIAL IMPACT**

---

Where required, the advocacy initiatives and associated partnerships will be considered as part of the development of the annual budget and Operational Plan.

## **COMMUNITY IMPACT**

---

Through effective targeted campaigns, advocacy has the ability to more effectively engage other levels of government to address the issues, concerns and priorities of our community.

## DETAILED INFORMATION

---

### Background

The purpose of the Strategic Plan is to provide some structure to the way Council undertakes its advocacy including three Strategic Actions:

- *ACTION 1: Develop a clear set of Advocacy Priorities and the specific 'asks' being expected out of the advocacy.*
- *ACTION 2: For each Advocacy Priority, identify the appropriate mechanisms and tools to promote the issue.*
- *ACTION 3: Build strong partnerships with those that share our advocacy agenda*

In fulfilling Action 1, a draft set of priorities have been developed. These will form the basis for advocacy actions over the next 12 months and beyond.

At the February 2023 Council meeting Council resolved to place the draft Advocacy Strategic Plan and associated priorities on exhibition.

### Exhibition

#### ***Summary of exhibition process***

The Draft CBCity Advocacy Strategic Plan and CBCity Advocacy Priorities was exhibited from Monday 25 March to Monday 15 April 2024.

Engagement methodology and promotion included:

- A Have Your Say (HYS) page which featured a survey seeking feedback on the strategy and priorities
- 1500 flyers distributed to Council's eight library and knowledge centres, the Bankstown and Campsie Customer Service Centres, the Morris Iemma Indoor Sports Centre and the Birrong, Max Parker and Roselands Leisure and Aquatics Centres
- One pop-up at Council's StreetFest, Youth Week event
- Social media posts and advertisements on Council's Instagram and Facebook pages
- The Have Your Say and News & Events from the City of Canterbury Bankstown EDMs
- A feature in The Torch.

The community were invited to join the conversation through Council's 'Have Your Say' with feedback on:

- Whether or not they supported the draft strategy and the associated priorities
- Of the top 13 priorities, what they identified as the top three priorities
- Whether there was anything significant missing from these priorities and if yes, what was a key advocacy priority that they would like Council to consider
- Whether they had any general feedback for Council on the draft strategy and the associated priorities.

As a result of the consultation there was:

- 853 visits to the HYS website
- 40 surveys completed
- 4 written submissions
- 20 direct conversations held
- 3542 - Social media reach

### **Community Feedback**

The majority of feedback (31 of the 40 survey contributors) was supportive of the strategy and its associated priorities.

There were no specific comments or changes recommended to the Draft Strategy. All comments focused on the list of priorities.

From the survey results, the top three priorities from the draft list identified were:

- i. Bankstown Health and Education Precinct – Hospital and TAFE.
- ii. Sydenham to Bankstown Metro.
- iii. Road upgrades for Stacey Street, Henry Lawson Drive and Canterbury Road.

The below table summarises the priorities that were identified as missing through the survey and the proposed response.

<b>Priorities identified as missing as part of survey</b>	<b>Response</b>
Bankstown as a location and within this, subjects such as transport and the night-time economy	The draft priorities cover several project related to the Bankstown CBD including the Metro, River Rail, Government relocating SBS, Bankstown Bus interchange and the Bankstown health precinct.
Transport including road repairs, bus lines, active transport, bike paths and parking	While the draft priorities include rail and road upgrades it is acknowledge that there is no reference to Active Transport.
Parks and green space, for example neighbourhood parks and linking up green space	Priority 2 (Future Living CBCity) includes a specific lobbying action to “Prioritise investment into ... green infrastructure including open space, street trees and public places in those areas with deficiencies.”
Waste and cleanliness	Priority 12 addresses waste management but does not include cleanliness and dumped rubbish.

Four written submissions were received. Below is a summary of the submissions and response.

	<b>Direct submission summary</b>	<b>Response</b>
1	Concern over increasing size of cars in residential areas. Recommending a focus on reducing the number of cars, managing driver behaviour and reducing speed limits	It is noted that this is an issue facing many Councils, at this stage it is not considered a major priority when compared to other pressing issues. However, Council is in the process of developing a Transport Strategic Plan where these issues will be considered.

2	<p>The submission identified two priority areas missing from the list:</p> <ul style="list-style-type: none"> <li>- Economic policy marrying industrial policy encouraging Council to think like a world leading city not a reactive government</li> <li>- Night-time economy – a desire to see a more vibrant City</li> </ul>	<p>Council already has an adopted Night-Time Economy Action Plan with a range of actions and priorities identified.</p> <p>It is noted that this Advocacy Strategy is restricted to lobbying State and Federal Government and does not extend to lobbying private sector organisations.</p> <p>However, it is acknowledged that Priority 5 has a narrow focus promoting Government agencies to relocate.</p> <p>There is an opportunity to broaden the scope of this to address some of the matters raised in this submission.</p>
3	<p>The submission recommends Council should focus on improving liveable housing, improved disability and broader improvements to Campsie/Canterbury, Cooks River and surrounding suburbs</p>	<p>Priority 2 (Future Living CBCity) addresses the issue of housing design and will specifically address issues in Canterbury and Campsie through the development of the masterplans.</p> <p>Priority 11 addresses the issue of the Cooks River, in particular the sheet metal piling</p>
4	<p>Raises concerns over proposed priority of Bankstown to Liverpool Metro extension impacting on existing hard rail (T3 line)</p>	<p>The proposed Bankstown/Liverpool extension would be a new route to Liverpool therefore will not impact on the existing hard rail network.</p>

A more detailed consultation report is provided in Attachment C.

### ***Proposed Changes***

As noted above, there was no feedback on the draft Strategic Plan itself. As a result, no further changes are proposed.

In relation to the priorities for 2024 the following amendments are proposed:

#### ***1. CBCity – the place to be***

The Priority as exhibited is limited to lobbying for future office accommodation and investment. However, it is recognised that there are many other actions that the Federal and State Government can do to encourage investment in the City beyond office relocation. As a result, it is proposed that priority 5 be broadened out with a particular focus on both tiers of Government to support and promote greater investment, particularly in those industries where we have a competitive advantage such as aviation (located near Bankstown Airport), and advanced manufacturing.

## 2. Active Transport

Walking and Cycling (also known as Active Transport) has been identified as a key priority if we are to deliver on a more sustainable city. An increase in people walking and cycling will help reduce traffic congestion, improve the health of our community and deliver environmental and social benefits. Council has set some ambitious targets in its Local Strategic Planning Statement including an increase in walking and cycling. To deliver on these, Council adopted the Active Transport Action Plan in April 2021.

While the plan sets out the required projects and improvements for new footpaths and cycleways, without funding, these improvements remain aspirational. Active transport is an essential element of our community infrastructure, and it is vital we seek the resources to build it.

Based on community feedback and further internal review it is proposed that priority 5 be amended and a 14<sup>th</sup> Priority be added to the 2024 CBCity Advocacy Priorities.

	<b><i>What is the project?</i></b>	<b><i>What do we need</i></b>	<b><i>What do we want the State/Federal Government to do?</i></b>
<b>5 (amended)</b>	<b>CBCity – the place to be</b>	We need Government to prioritise centres outside of Sydney and Parramatta for future investment	<p>The Federal Government to</p> <ul style="list-style-type: none"> <li>- consider relocating SBS to Bankstown</li> <li>- Consider Bankstown Airport as part of the broader Aerotropolis agenda.</li> </ul> <p>The State Government to:</p> <ul style="list-style-type: none"> <li>- review opportunities for Government agencies to relocate their core offices to Bankstown.</li> <li>- Set up a 'Jobs Activation Taskforce' to deliver a coordinated approach to jobs in the Central City</li> <li>- Create an Advanced Manufacturing Transition Plan supporting smart jobs</li> </ul>
<b>14</b>	<b>Active Transport</b>	We need greater funding from the State and Federal Government for the delivery of Council's Active Transport Action Plan	<p>The State Government to:</p> <ul style="list-style-type: none"> <li>- provide greater funding to Council for walking and cycling infrastructure</li> <li>- fund and deliver Metro East West Pedestrian Cycle Link</li> <li>- Fund and deliver active transport corridors adjacent to state roads, rail corridors and other infrastructure</li> <li>- review the various state legislation to support and encourage the use of cycling</li> </ul>

## **7 GOVERNANCE AND ADMINISTRATION MATTERS**

The following items are submitted for consideration -

7.1	Cash and Investment Report as at 31 March 2024	55
7.2	Property Matter - Lease to The Ice Skating Club of NSW Co-operative Limited - 17A Phillips Avenue, Canterbury	59
7.3	Quarterly Progress Report of the 2023/24 Operational Plan, 2022-25 Delivery Program, and Budget to 31 March 2024	67
7.4	Integrated Planning and Reporting - Revised Delivery Program (2022-25), Draft Operational Plan (2024/25), and Revised Resourcing Strategies for Assets and Finance	83
7.5	LGNSW - Request for Financial Contribution	109



---

## Governance and Administration Matters - 30 April 2024

---

### ITEM 7.1                      Cash and Investment Report as at 31 March 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**

---

This report includes Council's cash and investments as at 31 March 2024.

#### **RECOMMENDATION**    That -

---

1.     The Cash and Investment Report as at 31 March 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 Report March 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 31 March 2024

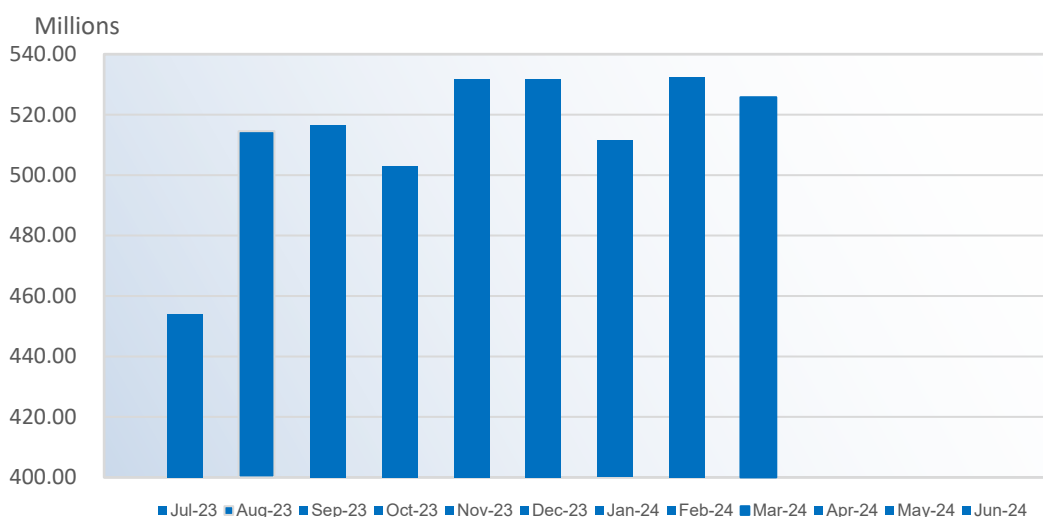
In total, Council's cash and investment holdings as at 31 March 2024 is as follows:

Cash and investments	\$
Cash at bank	1,428,788
Deposits at call	47,612,791
Term deposits	384,017,588
Floating Rate Notes	57,685,963
Bonds	35,000,000
<b>Total cash and investments</b>	<b>525,745,130</b>

Council's level of cash and investments varies from month to month, particularly given the timing of Council's rates and collection cycle, its operations and carrying out its capital works program. The 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



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

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

<b>Maturity profile</b>		
	<b>Actual % of portfolio</b>	<b>Policy limits %</b>
<b>Cash</b>	9.3	
<b>Working capital funds (0-3 months)</b>	11.2	100
<b>Short term (3-12 months)</b>	35.6	100
<b>Short – medium (1-2 years)</b>	26.8	70
<b>Medium (2-5 years)</b>	17.1	50
<b>Long term (5-10 years)</b>	0	5
<b>Total cash and investments</b>	100%	

<b>Portfolio allocation</b>	
	<b>Actual % of portfolio</b>
<b>Cash at bank</b>	0.3
<b>Deposits at call</b>	9.0
<b>Term deposits</b>	73.0
<b>Floating Rate Notes</b>	11.0
<b>Bonds</b>	6.7
<b>Total cash and investments</b>	100%

A summary of Council's investment interest income earned for the period to 31 March 2024 is as follows:

<b>Interest income</b>	<b>March 2024 \$</b>	<b>Year-to-date March 2024 \$</b>
<b>Budget</b>	1,841,250	16,571,250
<b>Actual interest</b>	2,148,004	17,161,171
<b>Variance</b>	306,754	589,921
<b>Variance (%)</b>	16.66%	3.56%

---

## Governance and Administration Matters - 30 April 2024

---

### **ITEM 7.2                      Property Matter - Lease to The Ice Skating Club of NSW Co-operative Limited - 17A Phillips Avenue, Canterbury**

**AUTHOR                      Corporate**

### **PURPOSE AND BACKGROUND**

Council to consider entering into an Agreement for Lease (AFL) and a further Lease for a total period of 21 years with The Ice-Skating Club of NSW Co-operative Limited (ISC) to operate the Canterbury Ice Skating Rink located at 17A Phillips Avenue, Canterbury.

The ice-skating rink is currently closed due to a requirement to replace the roof and carry out other works to the building. The Club has received WestInvest grant funding from the State Government to carry out the required works.

Given the expected duration to complete the works, it is proposed that a 3-year AFL term will provide adequate time for the ISC to undertake the necessary repair/refurbishment works to the building and once work is complete, the ISC will enter into a lease with Council for the remaining 18 years.

Council has negotiated a draft AFL and Lease with the ISC, which is proposed to be publicly exhibited, subject to Council's consideration.

Separately, the ISC has requested a waiver of accrued/outstanding lease payments, including up until the time the ISC commences its lease with Council. The request is addressed in the detailed section of the report.

### **ISSUE**

Council to consider the ISC's request for a waiver of lease payments and publicly exhibiting the draft AFL and lease agreement and be provided with a further report on the matter for its consideration/decision at the conclusion of the public exhibition process.

### **RECOMMENDATION    That -**

1. Council agrees in-principle to grant a 3-year Agreement for Lease (AFL) and a further 18-year lease to The Ice-Skating Club of NSW Co-operative Limited (ISC) for 17A Phillips Avenue Canterbury.
2. Council publicly exhibit the proposed AFL and 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 and decision.

4. Council agrees to waive rental arrears of \$29,142.90 for the Ice Skating rink premises and that further rental payments continue to be waived up until the time of commencing the Lease.

## **ATTACHMENTS**

---

Nil

## **POLICY IMPACT**

---

The proposed lease and AFL to ISC meets the requirements of the use and management of community land provisions contained in the Local Government Act 1993.

## **FINANCIAL IMPACT**

---

The total fees for the lease with ISC have been determined by a registered valuer at \$21,000 pa + GST.

## **COMMUNITY IMPACT**

---

The Canterbury Ice Skating Rink has had a significant community impact on the residents, stakeholders, and businesses in the area. The facility serves as a valuable source of entertainment and physical activity. It provides unique recreational and sporting opportunities for people of all ages, promoting active lifestyles and fostering a sense of community.

This relationship between the rink and local businesses contributes to economic sustainability and development in and for the Canterbury-Bankstown area.

## DETAILED INFORMATION

---

### Background

The Canterbury Olympic Ice Rink is located at 17A Phillips Avenue, Canterbury. The Ice Rink has been operating for approximately 50 years with various ground leases being entered into between Council and the ISC over this period. An aerial photograph of the site is provided below:

#### Subject Site – 17A Phillips Avenue, Canterbury



The ISC lease expired on 19 December 2018 and the Club is operating on a month to month basis under the conditions of the expired lease.

The Ice Rink has been closed since August 2022 due to the roof and building requiring works to continue to operate. The ISC has been successful in obtaining Westinvest funding to carry out the necessary works to the building.

## Proposed Lease Arrangements

Given the Ice Rink's closure and need for repair, Council's proposed ground lease for the site is based on the following broad parameters:

- The proposed lease arrangements provide for a total lease period of 21 years.
- Given the lead time to repair/construct the required works, it is proposed that a 3-year AFL term be entered into in the first instance – which should provide adequate time for the ISC to undertake the necessary repair/refurbishment works to the building.
- Once the work is complete, the ISC will enter a lease with Council for the remaining 18 years.
- That said, the AFL provides discretion for the lease to commence earlier if the works are completed prior to the 3-year period - though the combined lease term will not exceed 21 years.
- A valuation has been undertaken by a registered valuer to establish the ground rent at an amount of \$21,000 plus GST per annum – adjusted for CPI.
- It is proposed that no rent be charged for the AFL period, given that the ISC will not have any income during the construction works.
- The ISC will be responsible for the costs for all building works - using the funds obtained from the WestInvest grant program – including preparation of DA plans and procuring all relevant approvals for the works.
- The ISC have considered and agreed to the lease terms and conditions – as written.

## Local Government Act 1993

In accordance with the *Local Government Act 1993* (the Act):

- The ongoing uses and management of the Ice Rink site is governed by Council's *Generic Plan of Management for Community Land and Crown Land* (the POM).
- The site has specifically been identified for *General Community Use* - thereby providing Council the flexibility to both accommodate and/or continue to lease the site to an approved entity/operator.
- Generally, Council may grant a lease:
  - to an organisation, community groups, sports clubs and associations, non-government organisations, charities, community welfare services, non-profit organisations and government authorities;

- for period of up to twenty (21) years; and
- A lease for a term exceeding five (5) years may be granted only by tender, unless it is granted to a non-profit organisation.

The ISC is a registered not-for-profit entity and as such, Council would be able to directly grant a lease to the entity and not carry out a tender process for the lease – Section 46A / Section 55(3)(e).

### **The Ice-Skating Club of NSW Co-operative Limited (ISC)**

As Councillors would be aware, The ISC has been operating on Council's site for approximately 50 years. They have a long-standing relationship with Council – providing a unique recreational and sporting opportunity for our community to enjoy.

Certainly, both the former and current Councils have both supported the ISC in promoting the facility and its objectives – and importantly the community benefit they provide.

Given their long-standing association, their unique offering and indeed, their recent acceptance of a WestInvest Grant from the NSW Government to repair the facility, it is recommended that in-principle, Council agree to the lease and exhibit the matter for public comment.

### **Suggested Approach**

Having agreed to the primary terms and conditions of the draft AFL and lease, it is proposed that in accordance with the relevant provisions of Section 46 and Section 47 of the Local Government Act 1993, that Council:

- Publicly exhibit the intended draft AFL and lease with ISC;
- Provide the community an opportunity to convey any relevant feedback regarding the intended arrangements; and
- Following the exhibition process, a further report be provided to Council for its consideration and decision.

### **Waiving of Lease Payments**

As Councillors may be aware, the Ice Rink has been closed to the public since August 2022. Due to the closure, the ISC advise that they have not been able to generate/receive any income since its closure.

At present, the ISC have an outstanding rent balance owing to Council of \$29,142.90.

Given their situation, the ISC have requested that Council waive their rental arrears and continue to do so until they receive their occupation certificate.

On that basis – and given that the AFL already proposes that no rent be charged for the AFL period – it is considered reasonable that Council resolve to waive the outstanding balance and continue to do so until the AFL is executed.



---

## Governance and Administration Matters - 30 April 2024

---

### ITEM 7.3                      Quarterly Progress Report of the 2023/24 Operational Plan, 2022-25 Delivery Program, and Budget to 31 March 2024

**AUTHOR**                      City Future

### PURPOSE AND BACKGROUND

---

This report provides:

- A summary of progress on the delivery of Council's 2023/24 Operational Plan and 2022-25 Delivery Program from 1 January to 31 March 2024;
- Council's financial results and proposed budget adjustments for the March 2024 quarterly budget review period; and
- Information regarding the expression of interest process requested by Council regarding the Wester Sydney Leadership Dialogue's Study Tour.

### ISSUE

---

This report has been prepared in accordance with the requirements of the Integrated Planning and Reporting (IP&R) Framework which stipulates that regular progress reports are required to be provided to Council and the community. At the City of Canterbury Bankstown, they are provided on a quarterly basis.

The report demonstrates the organisation's performance in delivering the actions outlined in CBCity 2025 (Council's 2022-25 Delivery Program and 2023/24 Operational Plan). This key document for our City translates our priorities and services into measurable actions for the financial year and Council term.

In providing information on performance measures, status of projects, highlights, and achievements. This report is divided into the following components:

- Operational Plan and Delivery Program progress; and
- Budget Review.

Separately, the report outlines relevant information regarding the expression of interest process requested by Council regarding the Wester Sydney Leadership Dialogue's Study Tour.

### RECOMMENDATION    That -

---

1. The quarterly progress report of the 2022-25 Delivery Program and the 2023/24 Operational Plan to 31 March 2024 be noted.

2. The quarterly review of the 2023/24 Budget to 31 March 2024, including proposed budget variations [Attachment C (Annexure C & H)] - as outlined in this report - be adopted.
3. Council allocate Ward Funds as outlined in the report.
4. Councillor participation to the Western Sydney Leadership Dialogue – 2024 East London Study Tour as outlined in the report be noted and endorsed.

## **ATTACHMENTS**

[Click here for attachments](#)

---

- A. 2023-24 Operational Plan - Q3 - Summary Report
- B. 2023-24 Operational Plan - Q3 - Detailed Report
- C. March Revision Reports
- D. Western Sydney Leadership Dialogue - 2024 East London Study Tour Report

## **POLICY IMPACT**

---

The Community Strategic Plan (CBCity 2036) and the combined Delivery Program and Operational Plan (collectively known as CBCity 2025) are prepared in accordance with the Local Government Integrated Planning and Reporting (IP&R) Framework. Reports are provided to Council each quarter outlining Council's financial position and progress of the Operational Plan.

The reports are prepared to meet all related legislative requirements as set out in the *Local Government Act 1993*, associated Regulations, and Local Government Code of Accounting Practice and Financial Reporting and Council's Councillor Expenses and Facilities Policy.

## **FINANCIAL IMPACT**

---

The report presents Council's operating result at 31 March 2024 and financial information regarding Councillor Expenses and Facilities for the period 1 January 2024 to 31 March 2024.

## **COMMUNITY IMPACT**

---

The report ensures accountability for the commitments made to the community in Council's IP&R documents and annual budgets. It provides the community with an understanding of Council's performance in delivering its yearly Operational Plan and budget at 31 March 2024.

Separately, the noting of Councillor Expenses and Facilities for the period provides our community the assurance that relevant policies and practices are in place to ensure that Council is accountable to the community and further meets its obligations under the *Local Government Act 1993* and its Corporate Governance Framework.

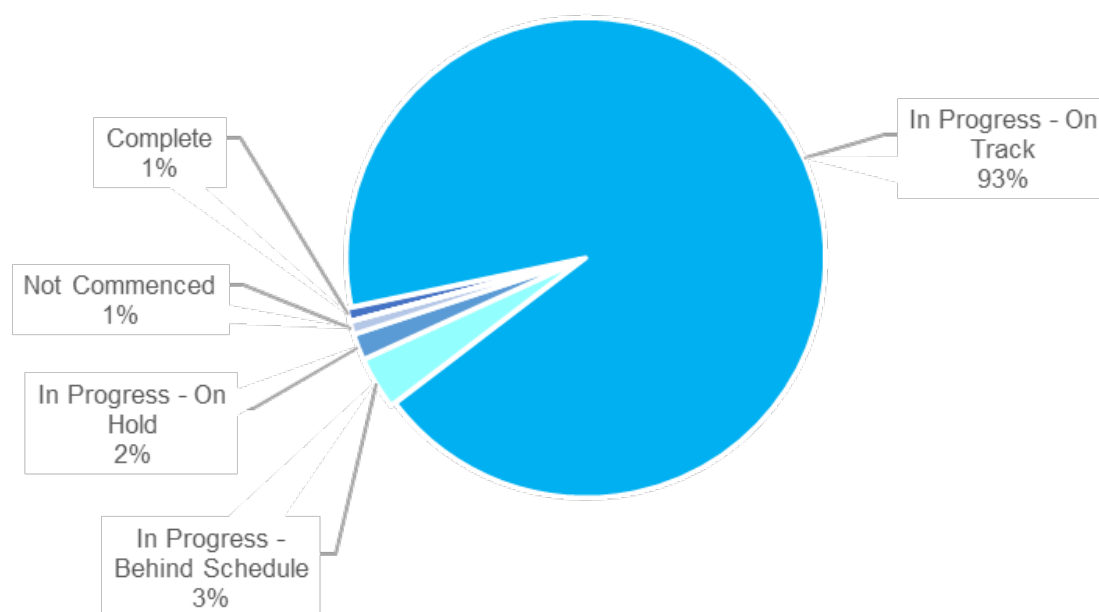
## DETAILED INFORMATION

---

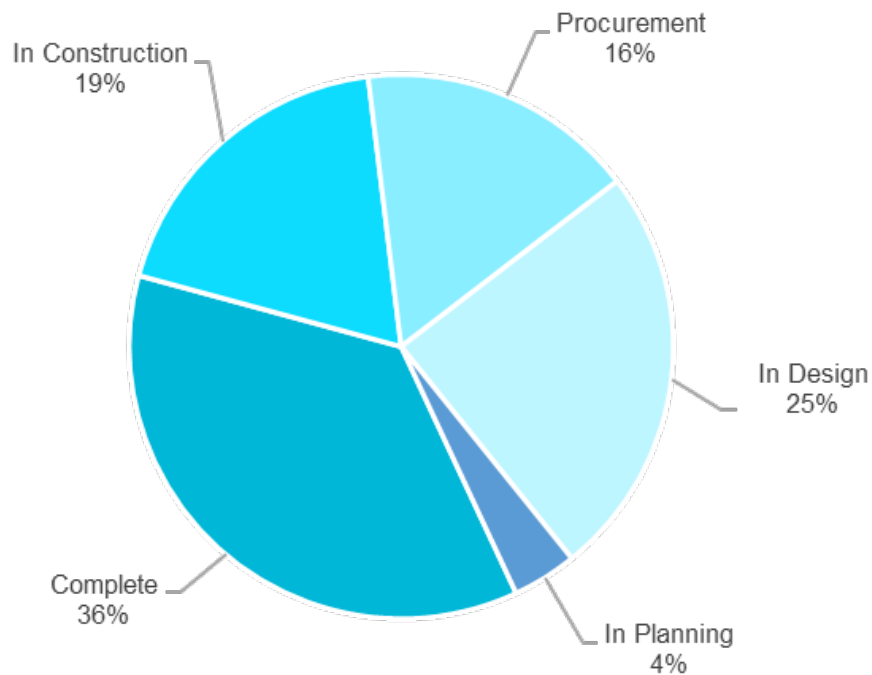
### PART A - Quarterly progress on the delivery of the 2022-25 Delivery Program and 2023/24 Operational Plan to 31 March 2024

The short to medium term priorities outlined in the 2022-25 Delivery Program continue to align with the long-term priorities of CBCITY 2036 and the actions in 2023/24 Operational Plan.

At the close of quarter three, 93 percent of the Operational Plan's actions and programs for 2023/24 were in progress and on track. One percent were complete, one percent were not commenced, three percent is in progress but delayed and two percent is in progress but on hold.



At the close of quarter three, 19% of Council's capital works program was under construction and 36% was complete. Of the 94 completed projects, 44 were roads, bridges, and traffic management projects; 12 were building projects; 26 were open space projects; nine were drainage and water devices; and three were town centre projects.



Attachment A provides an overview of key highlights and achievements for this quarter structured around the seven destinations of Council's IP&R documents. Detailed actions for the entire 2023/24 Operational Plan, as well as tracking against key measures for CBCity 2025, are outlined in Attachment B. In combination, they highlight the progress of many important projects and initiatives and confirm our continued commitment to delivering CBCity 2036, the City's Community Strategic Plan, to the community.

Other highlights for the 1 January to 31 March 2024 quarter are summarised below.

#### **Safe and Strong**

- The free bus to beach program was successful with 12 buses taking our residents to and from Cronulla beach in January 2024.
- The school holiday activity program included 14 different sessions and saw over 350 children participate.
- Council launched the "Welcome to Canterbury Bankstown – Local Tips for New Residents" webpage which shares information about the 'hidden gems' in our city.

#### **Clean and Green**

- The first stage of Reimagining Kelso Masterplan received very positive feedback from our community during its review period in February 2024.
- 2,900 bags of Wheelie Good Compost were given away over the quarter, which is collected from resident's household green bins.

#### **Prosperous and Innovative**

- Over 3,000 people participated in Australian Day festivities held at three of Council's Leisure and Aquatic Centres – Roselands, Birrong and Mac Parker, as well as Greenacre Splash Park.
- The Lunar New Year was celebrated at Griffith Park and Olympic Parade in Bankstown, with over 13,000 people attending the popular event.

- The Campsie Lantern Festival was held at Anzac Mall and Anzac Park, over 10,000 people attended experiencing Asian cuisines, spectacular cultural entertainment, and free kids' activities all night long.

### **Moving and Integrated**

- Extensive road and footpath rehabilitation activities resulted in 35,000m<sup>2</sup> of road surface and 2,678m<sup>2</sup> of footpath receiving attention.
- Council held three child car seat fittings with 112 child seats fitted/checked.
- The Wise Up Program was held at Punchbowl Boys High School to bring awareness to young drivers with assistance from Highway Patrol.

### **Healthy and Active**

- Council added almost 6,500 new physical items to the library collection.
- Council's CBFit program has continued to expand with 18 classes now facilitated every week at Birrong Leisure and Aquatic Centre to meet demand.

### **Liveable and Distinctive**

- Council has issued almost 100 penalty notices worth over \$140,000 to offenders for infringements including illegal dumping, littering, water pollution and failure to comply with previously issued notices.
- On 23 February, the Chester Hill Community Centre was officially renamed in honour of the former Mayor, Helen Westwood AM.

### **Leading and Engaged**

- Council has continued to welcome new citizens into our City with two Citizenship Ceremonies being held and 1,072 people conveyed.
- 57,153 telephone calls to Council, representing an increase of eight percent for the same time last year.
- 3,538 counter enquiries across both Council Customer Service Centres.

## **PART B – March 2024 Quarterly Budget Review**

Following a review of the third quarter's financial performance, Council's broader financial position continues to convey a sound and stable position and generally compares well to its budget estimates.

At this point of the financial year, this quarterly review focuses on adjustments that:

- Adjust for known grants and contributions; and
- Any other general transactions not identified at the time of preparing the original budget and/or forecasts have changed throughout the quarter.

Having made the relevant adjustments, Council's Income Statement for the March 2024 Quarter is as follows.

## Budgeted Income Statement – for the year ending 30 June 2024

Description	2023/24 Original Budget \$M	Carryover Budget \$M	2023/24 September Budget \$M	2023/24 December Budget \$M	March Quarter Variations \$M	2023/24 March Budget \$M
Total Income from Continuing Operations	389.6	-	53	8.9	10.8	462.3
Total Expenses from Continuing Operations	396.3	21.1	16.5	2.1	3.2	439.3
<b>Operating Result from Continuing Operations</b>	<b>(6.7)</b>	<b>(21.1)</b>	<b>36.5</b>	<b>6.7</b>	<b>7.5</b>	<b>23.0</b>
<b>Net Operating Result for the period before grants and contributions provided for capital purposes</b>	<b>(31.9)</b>	<b>(21.1)</b>	<b>(13.4)</b>	<b>(0.4)</b>	<b>0.6</b>	<b>(66.1)</b>

As noted, Council's revised Operating Result is expected to be a surplus of \$23.0M. Once adjusted for capital grants and contributions - Council's net operating result is negative \$66.1M.

A summary of the variations is as follows:

## Budgeted Variations and Adjustments – March 2024 Quarter

Description	Budget C/over Variations \$M	Funding
<b>Income Variations</b>		
Rates and Annual Charges	0.2	General Funds
Interest & Investment Income	1.0	Part Restricted for External Restrictions
Grants & Contributions – Capital	6.9	Grant Funded – Capital Works
Regulatory Fines Income	1.0	General Funds
Development Services Legals Income	0.6	Restricted for External Restrictions
Legal Fees – Recovery Income	0.6	General Funds
Street Lighting-National Carbon Credits Income	0.3	General Funds
Other – Various	0.2	General Funds / Grant Funded
<b>Income Variations</b>	<b>10.8</b>	
<b>Operating Expenditure Variations</b>		
Workers Compensation Costs	4.3	General Funds
Loan / Borrowing Costs	(1.0)	Internal Reserves Funds
Ramadan Nights Lakemba	1.1	General Funds
Roads Repairs & Maintenance	(0.7)	General Funds
Asset Storm Water & Roads Planning	(0.7)	General Funds
Legal Fees – Recovery Costs	0.5	General Funds
Other - Various	(0.2)	General Funds
<b>Operating Expenditure Variations</b>	<b>3.2</b>	
<b>Net Variations – March Quarter</b>	<b>7.5</b>	

As Councillors would be aware, whilst Council's negative Net Operating Result – before grants and contributions – provides an important insight into its capacity to meet its ongoing operating costs, one must also consider/take-note that it also:

- Reflects/includes all income and operating expenses funded from the various sources available to Council – General Funds, External/Internal Restrictions, Grants;
- Reflects Grants & Contributions for specific capital projects – for which the expenditure is not reflected in the Income Statement - though separately made available for Council's Capital Works Budget; and
- The need to account for a number of non-cash and/or accrued costs, such as depreciation and Employee Entitlements.

As Councillors will note, the variations largely reflect movements to applicable budgets based on actual trends – such as investment income - and/or items that have been identified between quarterly reviews – for example new Capital Grants & Contributions received during the Quarter.

Whilst the majority of movements have either been off-set and/or impact our restricted cash reserves, one item – being for the Ramadan Nights Lakemba event - required a review of our operational budget to accommodate the actual net financial impact of the event.

Councillors may recall back in October 2023 – Item 8.1 - *Calendar of City Events and Activations 2024* - resolving to hold its signature event throughout March/April 2024. The financial Impact of the event was as follows:

Description	Budget \$K	Actual \$K	Variance \$K
Income – Grant	500	500	-
Income – Stall Holder Fees	420	386	(34)
Income – Sponsorship	80	90	10
<b>Total Income</b>	<b>1,000</b>	<b>976</b>	<b>(24)</b>
<b>Total Expenditure</b>	<b>2,036</b>	<b>3,090</b>	<b>1,054</b>
<b>Net Financial Impact – Funded from Rates Revenue</b>	<b>(1,036)</b>	<b>(2,114)</b>	<b>(1,078)</b>

As Councillors would be aware, Council's signature event was a resounding success, with in-excess of 1.57M visitors attending – an increase of 250K visitors when compared with Council's 2023 event. Indeed, the event is one of the single largest gatherings throughout the State.

As a result of the unexpected turn-out, Council were required to revise/adapt its day-to-day operations to accommodate the various components/elements associated with the event – particularly elements which ensured the ongoing safety of all attendees.

Given the scale and complexity of the event, Council relied heavily on its Independent Risk Assessor to guide/assist Council with ensuring adequate/appropriate measures were in place to manage the event.

In the main, Council risk assessments determined a significant increased level of resources/costs were required to cope with the unexpected size of the event, particularly a heavy focus on an increased level and/or extended police and security presence/control, additional traffic control measures – including more broader control measures around the wider Lakemba area - and accommodating the increased presence of visitors during the prayer ceremony.

As indicated above, the events net cost to Council increased by \$1.1M to that what was originally planned. Given Council's balanced budget, sourcing/funding for the additional cost has been somewhat challenging.

That said, a comprehensive review has been carried out of Council's budget to determine available funding to offset the additional cost. The offset funds (General Funds) have been largely been obtained from Council's dedicated roads repairs and maintenance budgets. Fortunately, funding has become available given that Council has focused on utilising/spending Grant Funding (\$10M) received from the NSW Government – under its Regional and Local Road Repairs Program (RLRRP) – and thereby resulting in the one-off saving for Council.

Councillors will note the relevant adjustments to accommodate the increased cost of the event in Annexure C.

A comprehensive summary of Council's Income Statement is attached – Attachment C (Annexure B) - and a listing of all operating budget variations to Council's Income Statement for the quarter are noted in Attachment C (Annexure C).

A further detailed assessment of Council's revenues and expenditure will be conducted as part of the June quarterly budget review.

### **Cash Flow / Working Fund**

Whilst all councils are required to present a Budgeted Income Statement – consistent with relevant Accounting Standards and Codes – for financial reporting purposes, an assessment of a councils cashflow tends to be particularly important, given that it provides relevant information on Council's capacity to fund/meet:

- Its annual operational commitments and capital works program, including the amount of cash used from dedicated reserve funds to balance our budget;
- Liabilities, such as payment of employee entitlements, loans and creditors, as and when they fall due; and
- Restrict/preserve funds which have been collected for specific purposes, such as stormwater levy and development contributions.

Having regard to the above, Council's Budgeted Cashflow Statement / Working Fund for 2023/24 is as follows:

### Budgeted Cash Flow / Working Fund – for the year ending 30 June 2024

Description	Original Budget \$M	Revised Budget \$M	March Quarter \$M
<b>Cash Flows from Operating Activities</b>			
Add: Receipts	389.6	451.6	462.4
Less: Payments	(301.7)	(327.2)	(326.8)
<b>Net Cash Flows from Operating Activities</b>	<b>87.9</b>	<b>124.4</b>	<b>135.5</b>
<b>Cash Flows from Investing/Financing Activities</b>			
Add: Proceeds from the Sale of Assets	2.5	2.5	2.5
Add: Loan Borrowings	44.3	44.3	44.0
Less: Acquisition of Assets	(114.9)	(258.9)	(259.7)
Less: Loan Repayments	(1.3)	(1.3)	(0.1)
<b>Net Cash Flows from Investing/Financing Activities</b>	<b>(69.4)</b>	<b>(213.3)</b>	<b>(213.2)</b>
<b>Net Cash Flow</b>	<b>18.5</b>	<b>(88.9)</b>	<b>(77.9)</b>
<b>Cash Reserve Movements</b>			
Add: Cash Reserves Utilised for Specific Projects/Programs	111.2	315.3	321.5
Less: Cash Restricted for Specific Projects/Programs	(129.7)	(226.4)	(243.5)
<b>Net Cash Reserve Movements</b>	<b>(18.5)</b>	<b>88.9</b>	<b>77.9</b>
<b>Net Cash Flows / Working Fund for the Period</b>	<b>-</b>	<b>-</b>	<b>-</b>

The following provides a summary of Council's Cash & Investments for the period.

### Cash & Investments – for the year ending 30 June 2024

Description	Original Budget \$M	2022/23 Actual \$M	Revised Budget \$M	March Quarter \$M
<b>Closing Balance - Cash &amp; Investments</b>	<b>376.2</b>	<b>468.5</b>	<b>379.6</b>	<b>390.6</b>
Less: External Restrictions	(214.7)	(277.6)	(214.7)	(214.3)
Less: Internal Restrictions	(148.7)	(185.1)	(159.0)	(170.4)
<b>Closing Balance - Unrestricted Cash</b>	<b>12.8</b>	<b>5.8</b>	<b>5.9</b>	<b>5.9</b>

Councillors will note that Council has a sound level of liquidity (cash & investments) to deal with ongoing operational requirements and contingencies, including preserving specific cash and investments for future asset replacement programs, protecting its liabilities and satisfying Council's statutory obligations.

A comprehensive summary of Council's Cash flow for the period is attached – Attachment C (Annexure E).

### **Capital Expenditure (CAPEX)**

Council's CAPEX is now expected to be \$259.9M, a net increase of \$1.0M to that previously adopted in the December revision.

The variations largely relate to projects that have received additional grant funding during the quarter. Other revisions relate to timing adjustments of budgeted expenditure of projects that will not be completed or commenced within the 2023/24 financial year and have been rescheduled to commence throughout the 2024/25 financial year.

A summary of Capex budget variations of \$1.0M are outlined in Attachment C (Annexure G/H).

Council will continue to review the capital works budget throughout the year and focus on ensuring that project delivery dates, completion dates are continually assessed. Dedicated budgets can then be reviewed accordingly and accurately reflect forecast expenditure for the financial year.

### **Councillor Ward Funds**

In addition, requests to allocate the following Ward Funds for specific projects have been received and will be reflected as part of the quarterly review process.

<b>Description/Project</b>	<b>Councillor</b>	<b>Allocation</b>
Saigon Place-Street umbrella replacement	Asfour	15,000
Grahame Thomas Oval- Water refill station	Zakhia	15,000
Condell Park Town Centre- Streetscape improvements	Cahill	15,000
Condell Park Town Centre- Streetscape improvements	Harika	10,000
Mirambeena Regional Park-Bike repair station	Ishac	15,000
Rudd Park-Pedestrian access improvements	Nguyen	13,475
Cooks River Corridor-Educational signage and seat	Raffan	15,000
Neptune Park-New path	Abouraad	15,000
Kelso Park North-Facility upgrades	Downey	15,000
Kelso Park North-Facility upgrades	Walsh	15,000
Riverwood Library-Community directional signs	Akter	15,000
Furniture upgrade– Lakemba playground	Saleh	14,000
Gough Whitlam Park- Seating	Waiba	10,000
Streetscape Works – Earlwood, Campsie, Hurlstone Park	Coorey	8,925
Seating- Homer Street Earlwood	Coorey	5,000

## Ratios and Restrictions

Having incorporated all proposed variations as part of this review, Council's ratios for its major financial indicators are expected to be as follows:

	Industry Benchmark	March Quarter
Operating Performance	>0%	(17.71%)
Debt Service Ratio	<10.0%	0.08%
Unrestricted Current	>1.50	2.58
Own Source Operating Revenue	>60%	78%
Cash Expense Cover	>3 mths	13.69 mths
Capital Expenditure Ratio	>1	2.72

In finalising Council's March 2024 Review, a number of adjustments to specific external/internal restrictions have also been made to comply with certain statutory/policy and/or contractual requirements.

In total, Council's planned balance of internal and external restrictions as at 30 June 2024 is expected to be \$170.4M and \$214.3M respectively.

Further detailed analysis regarding the September review, including the Quarterly Budget Review Statements, is provided in Attachment C.

## Councillor Expression of Interest – Western Sydney Leadership Dialogue – 2024 East London Study Tour

Councillors will recall considering at its Ordinary Meeting in March 2024 Item 8.1 – *Western Sydney Leadership Dialogue – 2024 East London Study Tour*. Following its consideration, Council resolved that:

1. *Council agree to participate in the Western Sydney Dialogues Tour, as outlined in the report.*
2. *The CEO seeks Councillor interest in participating in the Western Sydney Dialogue and a further report be brought to Council if required.*

A copy of the report is attached for Councillor's information.

### **Expression of Interest - Notification**

On 18 April 2024, correspondence was sent to all Councillors seeking their interest in participating/attending the study tour.

### ***Councillor Expenses and Facilities Policy***

On that basis – and having regard to Council’s Councillor Expenses and Facilities Policy (Clauses 6.14 – 6.18), the following information is provided to assist Council in considering/determining the matter.

- **Objectives to be achieved – Clause 6.16:**

Council’s previous report (attached) clearly outlines the broader principles, objectives and insights to attending the study tour – see attached report.

In the main:

- 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 study 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.
- Importantly, the Governing Body and individual Councillors have an obligation to provide civic leadership, particularly making well-informed decisions when developing relevant strategies, and ensuring that they represent the collective interests of residents, ratepayers and the local community. The study tour will

provide a first-hand perspective on the matter, and how we as a City can learn from their experiences.

- **Participating Councillors – Clause 6.16**

As part of the EOI process, Councillors Downey, Ishac and Zakhia have indicated their interest in attending.

- **Duration and Itinerary – Clause 6.16:**

Council's previous report includes the Western Sydney Dialogues Study Tour Agenda – including the itinerary, the detailed tours and briefings that will be carried out / conducted over the five (5) days of the study tour.

- **Budget Implications – Clause 6.16:**

Council's Councillor Expenses and Facilities Policy (Clause 6.28) provides an annual allocation of \$10,000 per annum - for each Councillor to carry-out/ attend Professional Development, Conference and Seminars – specifically through conferences, seminars, programs, training, education courses, study tours, programs with affiliated organisations and membership of professional bodies.

As indicated in the previous report, the total cost of the study tour is \$12,500 + GST

That said, the budget implications for each Councillor are as follows:

- Councillor Downey's available/unspent Professional Development allowance/budget is \$11,515 (2023/24 = \$9,400 / 2024/25 = \$2,115 – pro-rata).

On that basis, Councillor Downey would be required to personally contribute \$1,084 (including GST) towards to cost of the study tour.

- Councillor Ishac's available/unspent Professional Development allowance/budget is \$12,115. This is comprised of \$10,000 (2023/24) and \$2,115 (2024/25 pro-rata amount).

On that basis, Councillor Ishac would be required to personally contribute \$423.50 (including GST) towards to cost of the study tour.

- Councillor Zakhia's available/unspent Professional Development allowance/budget is \$12,115. This is comprised of \$10,000 (2023/24) and \$2,115 (2024/25 pro-rata amount).

On that basis, Councillor Zakhia would be required to personally contribute \$423.50 (including GST) towards to cost of the study tour.

All accommodation, meals and travel costs during the study tour are all inclusive. Naturally, any minor and/or incidental costs – particularly prior to and at the conclusion of study tour (eg. taxis) will be met from eligible allowances under Council's Policy.

- **International Travel Costs – Clause 6.17:**

All Councillor have proposed that they will personally arrange and meet the full cost of international flights/costs associated with the study tour.

- **Reporting Requirements - Clause 6.18:**

On their return, each Councillor will be required to provide a written report to a full Council Meeting on the aspects of the trip relevant to Council business and/or the local community.

On that basis, the request to attend the study tour – as outlined above - would satisfy the relevant provisions of Council's Councillor Expenses and Facilities Policy.

## **Conclusion**

The Quarterly Report details Council's progress towards addressing the priorities and meeting the outcomes of the Delivery Program and the Community Strategic Plan for the City. They ensure Council is meeting obligations under the Integrated Planning and Report Framework, financial reporting requirements and they contribute to the ongoing enhancement of good governance across Council.

The report also reports back on Council's resolution to conduct an EOI process of interested Councillors to attend the Western Sydney Leadership Dialogue – 2024 East London Study Tour.



---

## Governance and Administration Matters - 30 April 2024

---

### ITEM 7.4                      Integrated Planning and Reporting - Revised Delivery Program (2022-25), Draft Operational Plan (2024/25), and Revised Resourcing Strategies for Assets and Finance

**AUTHOR**                      City Future

### PURPOSE AND BACKGROUND

The *Local Government Act 1993* (Sect 402-406) requires all councils to prepare a suite of integrated planning and reporting (IPR) documents comprising:

- Community Strategic Plan for the City (minimum ten-years);
- Delivery Program for the Council (Council term);
- Operational Plan for the Council (prepared annually);
- Resourcing Strategy for Council covering Asset Management (ten-years), Financial Management (ten-years) and Workforce Planning (Council term); and
- Community Engagement Framework, Policy and Toolkit.

In accordance with the Act, the relevant suite of documents was adopted by Council in 2022 following the December 2021 Local Government Elections. Some of these documents require annual review or preparation.

### ISSUE

IPR documents must be reviewed regularly to monitor progress towards projected outcomes. This report presents the following revised IPR documents for public exhibition:

- Revised CBCity 2025 incorporating updated Delivery Program 2022-25, and draft 2024/25 Operational Plan, 2024/25 Budget, Revenue Policy, Pricing Policy and 2024/25 Schedule Fees and Charges; and
- Council's revised 2024-34 Resourcing Strategies - Asset and Financial Management Strategies.

### RECOMMENDATION    That -

1. In accordance with Section 406 of the *Local Government Act 1993*, the following Integrated Planning and Reporting Documents be placed on public exhibition:
  - Revised CBCity 2025 incorporating updated Delivery Program 2022-25, draft 2024/25 Operational Plan, 2024/25 Budget, Revenue Policy, Pricing Policy and 2024/25 Schedule Fees and Charges;
  - Revised 2024-34 Asset Management Strategy; and
  - Revised 2024-34 Financial Management Strategy.

2. Council notes the Rates Harmonisation path for both former Council rating structures, as outlined in this report.
3. The proposed Rating and Annual Charges for 2024/25 as outlined in Annexures F and G (forming part of Annexure A to the draft Operational Plan report) be exhibited. The proposal is based on the following:
  - (i) Council's ordinary rates for 2024/25 making provision for an ad valorem structure and an increase to Council's general income equivalent to the percentage of 7.4%, being a 2.5% rate peg increase plus a 4.9% special rate variation increase as determined by the Independent Pricing and Regulatory Tribunal (IPART).
  - (ii) A Minimum Ordinary Residential Rate of \$1,014.75 in respect of each separate parcel of rateable land in the City categorised as Residential land as specified by the Independent Pricing and Regulatory Tribunal (IPART).
  - (iii) A Minimum Ordinary Business Rate of \$1,014.75 for each parcel of rateable land in the City categorised as Business as specified by the Independent Pricing and Regulatory Tribunal (IPART).
  - (iv) Council notes its earlier decision regarding Business Sub-Categories, and adjustments to the business ad valorem rates as outlined in this report.
  - (v) Annual charges from Domestic Waste collection be set at \$620.00 for all Residential properties.
  - (vi) Annual charges from Trade Waste collection be set at \$620.00 for all Business properties in the former City of Canterbury
  - (vii) The maximum mandatory pensioner rebate of \$250.00 per annum. In addition, Council continue to provide a further voluntary rebate, which equates to \$40.00 per annum in accordance with Council's 'Rates and Charges Debt Recovery and Hardship Assistance Policy'.
  - (viii) Annual Charges for Stormwater Management Services as follows:
    - Residential Properties
      - Annual Residential Charge of \$25.00 per property.
      - Annual Residential Strata Charge of \$12.50 per property.
    - Business Properties
      - Annual Charge of \$25.00 per property plus an additional \$25.00 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres.

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

- Exemptions

In addition to the exemptions stipulated in the *Local Government Act 1993* and the *Local Government (General) Regulation 20*, the following exemptions will also apply in managing the service:

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

4. A maximum rate of interest on overdue rates and charges as specified by the Minister for Local Government (10.5%) be applied.

---

## ATTACHMENTS

[Click here for attachments](#)

---

- A. Revised CBCity 2025 - Draft for Exhibition
- B. Financial Management Strategy 2024-34 - Draft for Exhibition
- C. Asset Management Strategy 2024-34 - Draft for Exhibition

## **POLICY IMPACT**

---

Integrated Planning and Reporting documents are prepared in accordance with the *Local Government Act, 1993 (Section 402-406)* and the Office of Local Government's Integrated Planning and Reporting Guidelines for Local Government in NSW (September 2021).

## **FINANCIAL IMPACT**

---

The draft Operational Plan sets out Council's draft actions to be delivered in 2024/25 which will contribute to the Delivery Program 2022-25. It also details Council's Revenue Policy, Budget, and Schedule of Fees and Charges for the 2024/25 financial year.

Supporting strategies for finance and assets ensure that Council is on track to achieve its commitments to the community. Budgets are reviewed regularly for amendment to maintain currency and to ensure they reflect Council decisions.

## **COMMUNITY IMPACT**

---

The Delivery Program, Draft Operational Plan and revised Resourcing Strategies for Finance and Assets ensure that Council continues to focus the priorities identified by the community and that resources are properly allocated to address them.

## DETAILED INFORMATION

---

### More than just a Plan

Communities do not exist in isolation – they are part of a larger natural, social, economic and political environment. Council’s plans and strategies also do not exist in isolation – land use and infrastructure planning support social, environmental and economic outcomes, and vice-versa – they are all connected and must therefore be integrated.

Under the *Local Government Act 1993*, Councils are required to develop a hierarchy of plans known as the Integrated Planning and Reporting (IPR) Framework. IPR requires councils to draw their various plans together and understand how they interact. It also acknowledges that the City is constantly changing and that decisions made now may have a long ‘lead’ time before they are realised in the future.

All documents are based on ongoing and specific community engagement activities to ensure that the IPR documents continue to reflect community and stakeholder priorities and aspirations.

### Format

The IPR documents are structured around seven Destinations or key themes.

1. Safe and Strong;
2. Clean and Green;
3. Prosperous and Innovative;
4. Moving and Integrated;
5. Healthy and Active;
6. Liveable and Distinctive; and
7. Leading and Engaged.

The IPR documents must be reviewed regularly to monitor progress towards projected outcomes. This report presents the following revised IPR documents for public exhibition:

- Revised CBCity 2025 incorporating the updated Delivery Program 2022-25, draft 2024/25 Operational Plan, 2024/25 Budget, Revenue Policy, Pricing Policy and 2024/25 Schedule Fees and Charges;
- Revised 2024-34 Asset Management Strategy; and
- Revised 2024-34 Financial Management Strategy.

## **DELIVERY PROGRAM 2022-25 AND OPERATIONAL PLAN 2024/25**

Council's Delivery Program identifies the important issues and priorities for the Council term. Council responds to these through the delivery of 29 key services which encompass Council's operations. Each Service is made up of a range of activities, for example, within the Seniors Support service is Meals on Wheels, and seniors community development and capacity building.

Each service has a series of performance measures and targets to give an indication of the volume of the service, the effectiveness of the service and/or the satisfaction with the service.

Each of these services requires different skills and qualifications from over 1,500 staff, different levels of funding and subsidisation, and each comes with its own set of conditions, obligations, regulations and constraints. This year forms the last year of the current 2022-25 Delivery Program is the last for this Council term. Highlights of the revised plan include:

- Advocating for the community and our City, especially for better outcomes from NSW Government planning and infrastructure initiatives;
- Inspiring our people and promoting volunteerism including preparation of a new Social Justice Charter and Youth Action Plan;
- Encouraging net zero emission practices, providing new electric vehicle car charging stations;
- Using data and technology to improve service provision (e.g. using artificial intelligence on our garbage truck cameras to detect illegal dumping, graffiti and contaminated recycling);
- Promoting active, healthy lifestyles with great programs and modern recreation facilities including further progress on the construction of the \$65 million redevelopment of the Canterbury Leisure and Aquatic Centre; and
- Continuing the planning and design phases for major infrastructure projects including the Campsie Cultural and Music Hub; Panania Library and Knowledge Centre; Roberts Park Community Hub; Belmore and Lakemba town centre upgrades, Goondah Reserve embellishment; and a new Community Recycling Centre at Kelso Park.

A full list of priorities is set out in the Delivery Program.

Annual Operational Plans expand on the priorities in the Delivery Program by identifying the specific services and projects Council will provide in that financial year. The draft 2024/25 Operational Plan will see Council spending \$67.7M\* on capital works across the City including:

- \$7.5 million for upgrades at community buildings;
- \$25.8 million for road, footpath, car park, bridge and traffic upgrades;
- \$18.9 million for our parks, playgrounds and sporting facilities; and
- \$5.1 million for stormwater improvements.

*\*Figure represents draft capital works budget for 2024/25 and excludes projects that will be carried over from current financial year for delivery during 2024/25.*

Key highlights include:

- City-wide road rehabilitation including sections of Moorefields Road, Roselands; The River Road, Revesby Heights; Wonga Street, Canterbury; Yanderra Street, Condell Park; and Mulga Street, Punchbowl;
- A new BMX track at Deepwater Park, and sportsfield upgrades at Beaman Park, Earlwood; Croydon Park, Croydon Park; and The Crest, Bass Hill (including replacement of its synthetic hockey surface);
- Delivery of a new community facility at Thurina Park, Villawood;
- Support for a new Centre of Excellence at the Belmore Oval Sports Complex;
- Launch of a new corporate website;
- 25 new footpaths across the City; and
- 16 playground upgrades including four new level-one playspaces at Deepwater Park, Milperra; Ewen Park, Hurlstone Park; Lambeth Reserve, East Hills; and Wiley Park, Wiley Park; and 12 level two and three playgrounds across the City.

The revised CBCity 2025 incorporating the updated Delivery Program 2022-25, draft 2024/25 Operational Plan, Budget, Revenue Policy, Pricing Policy and 2024/25 Schedule Fees and Charges is Attachment A to this report.

## **RESOURCING STRATEGY**

The Resourcing Strategy ensures that Council has all of the resources it needs to deliver on its commitment to the community. It comprises a ten-year Asset Management Plan, ten-year Long Term Financial Plan and a three-year Workforce Strategy. Only the Asset and Finance Strategies require review in this part of the Integrated Planning and Reporting cycle.

### Financial Management Strategy (FMS) and Long-Term Financial Plan (LTFP) – ten years

Council's current financial position and performance (from a cashflow perspective) is considered sound and stable. That said, Council's long-term financial plan forecasts a number of financial challenges, particularly in adequately funding Council's required asset maintenance and backlog requirements.

In the main, Council's LTFP:

- Identifies some of the financial pressures Council continues to face, in terms of escalating non-discretionary costs, cost-shifting, increasing replacement cost and depreciation of Council's infrastructure assets and reduction in government grants, particularly allocations made to Council under the Financial Assistance Grant program;
- Reflects Council's approach to managing growth, throughout the local government area, particularly from a financial perspective; and
- Addresses funding under several scenarios to meet Council's ongoing asset maintenance, asset renewal and backlog estimates.

The document is Attachment B to this report.

## Asset Management Strategy – ten years

Council has one of the most advanced and well-populated asset management systems in NSW Local Government to manage its asset base of roads, buildings, parks, drainage infrastructure and other community assets (with a total gross replacement cost in excess of \$5.8 billion). In relation to these existing assets, there are three critical issues:

1. The cost of maintenance and renewal is going up;
2. There is a gap between the funding available for ongoing maintenance and renewal of our assets and what should be spent to keep assets in reasonable condition; and
3. Some assets are beyond maintenance and need to be replaced.

The Asset Management Strategy is a ten-year plan to address both the Renewal Gap and to manage the Asset Backlog in a reasonable timeframe. It contains a funding strategy which has been aligned with the LTFP and provides for all Council assets to have a current Asset Management Plan detailing the whole lifecycle of the asset including responsibilities and accountabilities for the delivery, routine maintenance, partial capital renewal and (as required) the disposal or renewal of the asset.

The document is Attachment C to this report.

## **EXHIBITION**

The draft Integrated Planning and Reporting Suite will be exhibited for comment from 1 May to 7 June 2024.

## **FINANCIAL MANAGEMENT**

### **Economic Context**

Council's Financial Management Strategy (FMS) and Long-Term Financial Plan (LTFP), sets out the parameters which look to respond to the ongoing challenges to long term financial sustainability, and manage liabilities for future generations.

Despite Council's approved Special Rate Variation (SRV), Council LTFP foreshadows ongoing long-term financial challenges, particularly in terms of its ability to optimally maintain and replace its infrastructure asset base of around \$5.8B.

As has been discussed at length – like all councils – we too continue to feel the effects of several long-standing debilitating policies which continue to erode Council's ability to 'keep-up' with the growth in operating costs and our limited ability to expand our income base.

Council's current short-term financial position is considered stable from a cashflow perspective, and importantly, is able to support the ongoing management of Council's operations.

That said, without doubt, the broader economic/external environment we operate in is having a significant influence on our operation, particularly issues such as:

- Limited/reducing Government funding/grants
- Inflationary pressure
- The impact of increasing non-discretionary costs such as energy costs, levies and the current labour market
- Lack of suppliers, inflated contract/tender pricing and prevailing weather conditions
- Revaluation of assets and its impact on the cost of replacing/renewing assets
- Government cost-shifting
- The effects of IPART's fixed rate-peg for Council – set at 2.5% - despite other councils receiving a 4.9% increase.

Council's broader financial position continues to reflect a Net Result of positive \$7.0M. Once adjusted for one-off capital grants and contributions (which establishes/provides the true result of managing our day-to-day operations), Council's net result reduces to a negative \$22.5M (negative \$31.9M in 2023/24).

### **Our Long-Term Financial Plan**

Council's long-term financial plan supports the decisions Council has taken to address these challenges, including a successful application to IPART for a Special Rate Variation, and importantly developing a path to ensure we remain financially sustainable including:

- Ensuring the ongoing maintenance of our infrastructure assets
- Dealing with pressures to both align and/or increase service levels across the local government area
- Budget for increases in non-discretionary costs, such as the emergency services levy, local government election costs and waste levies
- Recouping the loss of rating revenue to fund services/capital (i.e. former Canterbury Council Special Rate Variation -\$5.1M per year).

Council's LTFP highlights Council's steps to address this imbalance and importantly provides a path which ensures Council remains financially sustainable. Despite the steps taken to date, recent macro-economic events, especially escalating inflation in the economy, have presented additional challenges for Council on its path to Long Term financial sustainability.

Council has an ongoing commitment to refining/reviewing its cost base, particularly through ongoing efficiency improvements throughout operations, to ensure that every effort is made to deal with the pressures noted above. Indeed, Council's 2024/25 has focused on suppressing its materials, contracts and other discretionary expenses well below CPI and other industry indicators.

Recent macro-economic events continue to impact council operations through supply chain issues, staffing of operations for service delivery, rapid rising inflationary pressures on Council's budget and particularly the escalating costs in managing the ongoing replacement of Council's infrastructure assets.

More broadly, Council's Financial Management Strategy addresses long term financial sustainability challenges including a commitment to slow expense-growth, adequately fund the maintenance and renewal of infrastructure, and manage liabilities for future generations.

Council's FMS includes measures to tackle and absorb the broader economic environment impacts and ensure that it is ready to respond to issues such as:

- Harmonising services and revenue funding across the local government area
- The expected growth in housing and its impact on service and infrastructure needs
- Revitalising and re-investing in the CBD, town centres, libraries and recreational facilities
- Enforcement of required regulatory and compliance standards expected by the community
- Preserving the City's fragile natural environment
- Building confidence in the City by identifying relevant opportunities to support the local economy and attract investment
- Taking a positive and leading role in responding to the reforms set out by the NSW Government.

### **Financial Framework and Objectives**

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

The principal financial objectives are to:

- Provide adequate investment in recurrent operational and asset replacement programs/projects
- Incorporate all necessary governance and administrative costs required in delivering Council's objectives
- Manage cash restrictions based on agreed policies and statutory requirements
- Meet the cost of accrued liabilities such as loan repayments and employee entitlements as they fall due
- Maintain a sound financial position. Council's financial goals continue to include:
  - Maintaining an adequate level of unrestricted working funds and liquidity levels to preserve our sound financial position
  - Increasing non-rates revenue through investing in income generating activities, effective pricing and property management
  - Providing affordable services through productivity and efficiency improvements which will also include a continued assessment of core/non-core services being provided to the community
  - Achieving an optimum balance in satisfying our financial objectives and other planned activity outcomes.

The 2024/25 budget is premised on a number of elements, including:

- An adjustment to rates income as approved by the Independent Pricing and Regulatory Tribunal (IPART)
- Unless known, the growth in other revenues and operational costs be increased to reflect Council's pricing principles outlined in the Long-Term Financial Plan

- The loan borrowing program that partially funds the new Canterbury Leisure and Aquatic facility
- Maintaining strategic indicators and cash restrictions at acceptable levels.

Amidst our known financial challenges, Council's focus for the forthcoming financial year will again centre on balancing our need to provide effective services throughout the community, delivering on infrastructure and preserving/managing our cash reserve position, whilst dealing with the ongoing financial challenges faced.

## **Revenue Policy**

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

## **General Rates and Annual Charges**

### *Background*

On the 29 March 2017, the NSW Parliament passed the Local Government Amendment (Rates – Merged Council Areas) Bill 2017 providing rate protection for residents of NSW Merged Councils. The Bill effectively froze rates on their current paths for a period of 5 years, an obligation which continued until 30 June 2021 – including Council's ability to restore the former Canterbury Council's Infrastructure Levy - totalling \$5.1M per annum – which ended in 2019.

Separately, the NSW Government originally required all merged councils to implement a new aligned rating system by 1 July 2021. Subsequently, the Government agreed to allow merged councils to gradually harmonise their former council rating structures over an 8-year period, rather than needing to complete the process by 1 July 2021.

As part of Council's 2021/22 Operational Plan process, Council agreed to adopt an eight-year gradual rates harmonisation strategy. The 2024/25 rating year reflects the fourth year of that strategy.

### *Council's Rating Structure*

Council's parameters in terms of setting its rating structures for 2024/25, are as follows:

- A permissible rate increase of 7.4% (rate-peg of 2.5% and SRV of 4.9%), as determined/set by the IPART;
- Reflect an anticipated staged growth of around 750 dwellings throughout the year; and
- As indicated above, gradually harmonising the former Council's Residential and Business ad valorem rates over an eight-year period (Year 4 of 8).

In total, Council's net increase in rating income for 2024/25 is expected to be around \$10.5M.

Councillors should note that despite Council's approved 2024/25 rate-peg being set at 2.5%, IPART's general rate-peg for all NSW councils for 2024/25 is set at 4.9%. IPART has similarly fixed Council's ongoing rate-peg for the following financial year (2025/26) at 2.5%.

It is estimated that the differential between both rate-peg's will result in a reduced level of income of around \$2.2M in 2023/24, \$7.3M in 2024/25 and grow to around \$10.1M by 2025/26. The differential will continue to compound into the future. Council is unable to adjust and/or recoup the differential amount – unless it conducts and/or lodges a new SRV application.

Separately, in accordance with section 566(3) of the Local Government Act 1993, the Minister determines the Maximum Interest Rate on Overdue Rates and Charges for the period 1 July 2024 to 30 June 2025 (inclusive). The Maximum Interest Rate has been set at 10.5% per annum for 2024/25. As is the case each year, the maximum amount/percentage will be applied, as required.

### **Business Sub-Categories**

As part of its 2021/22 Operational Planning process, Council established new subcategories for the business rating category. The sub-categories are based on the parameters and/or hierarchy of commercial and industrial zones, as adopted in our Local Strategic Planning Statement.

Given the higher volume of pedestrian traffic, increased retail exposure, and proximity location to the centre of activities in suburbs, business sub-categories and a rating differential provides greater fairness and equity to Council's rating structure. Business ratepayers operating outside established commercial zones and city centres, are not provided the same level playing field as businesses located inside of these areas. Businesses who choose to position themselves in these locations, do so specifically for the benefits of that location.

On this basis, Business Sub-Categories established and applied for the 2021/22 financial year – were as follows:

<b>Business Sub-Categories</b>	
<b>Rating Sub-Category</b>	<b>Local Strategic Planning Statement (LSPS) Hierarchy</b>
Business – Commercial Large – Commercial General	Major Shopping Centres (Bankstown / Roselands) Business Bankstown CBD, Campsie, Local Centres
Business Industrial Large – Industrial General	Business Parks, Major Industrial Areas All other Industrial Areas
Business – Ordinary	Village, Small & Neighbourhood Centres

Based on the above, each business throughout the local government area has been assigned to a new sub-category. The differential between the residential ad valorem rate and the business ad valorem rate as at 30 June 2022 was 1:2.7.

The ad valorem differential is being gradually/equally changed over a four-year period. Indicatively, the new differentials for ad valorem rates in each rating category will be as follows:

Business Sub-Categories					
Rating Sub-Category	Differential from Residential Ordinary 2021/22	Differential from Residential Ordinary 2022/23	Differential from Residential Ordinary 2023/24	Differential from Residential Ordinary 2024/25	Differential from Residential Ordinary 2025/26
Business – Commercial Large	1:2.7	1:3.025	1:3.350	1:3.675	1:4
Business – Commercial General	1:2.7	1:2.775	1:2.850	1:2.925	1:3
Business – Industrial Large	1:2.7	1:3.025	1:3.350	1:3.675	1:4
Business – Industrial General	1:2.7	1:2.775	1:2.850	1:2.925	1:3
Business – Ordinary	1:2.7	1:2.525	1:2.350	1:2.175	1:2

Naturally, the respective differential rates/ratios will separately be set and determined by Council as part of each annual planning process.

### Approach to Rates Harmonisation

The Government has passed a number of changes to the *Local Government Act 1993*, including changes relating to the harmonisation of rate paths for newly merged Council's. By way of background, in 2016 the NSW Government mandated that amalgamated Council's must maintain its former Council's rate path (rate freeze) till 30 June 2020 which was extended to 30 June 2021.

In accordance with the amendment, Council resolved that its residential and business ad valorem rates will be gradually harmonised over an eight-year period from 1 July 2021 in order to have one harmonised rating structure by 1 July 2028. The gradual harmonisation of residential and business ad valorem rates will minimise the harmonisation impact on our ratepayers in any one financial year. Refer to Annexures F and G later in this Section.

### Minimum Rates

Council commenced its minimum rates harmonisation from 1 July 2021 in accordance with its approved IPART proposal. The main purposes of Council's minimum rate application to IPART in 2021 was to:

- Harmonise the former Council's rating structures; and
- Deliver a fairer and more equitable rating structure.

By way of background, in 2020/21, 30.6% of the council's ratepayers were paying the minimum rate. Without the proposed minimum rate increases the dollar gap between ratepayers paying the minimum rate and ratepayers paying the ad valorem rate would continue to grow in the future.

Residents living in standard houses would effectively bear a greater percentage of the rating burden if the minimum rate was not increased, despite all ratepayers having the same access to council's services. IPART had considered the Council's approach and determined it to be appropriate/reasonable.

As part of Council's rates harmonisation strategy and approved SRV, Council's minimum rates will be adjusted to \$850 in 2022/23, \$990 in 2023/24, and future annual adjustments to accord with IPART's rate-peg increase. On that basis, the 2024/25 Minimum Rate for both Residential and Business properties will be \$1,014.75 – and increase of 2.5%.

### **Pensioner Rates**

Approximately 20,340 pensioner ratepayers qualify for Council's voluntary rate rebate and the State Government's mandatory rate rebate, which are granted to people in receipt of pensioner concession cards. The maximum mandatory rebate, which is 55% funded by the State, is \$250.00 per year.

In accordance with Council's proposed rates and charges, debt recovery and Hardship Assistance Policy, an additional voluntary rebate which equates to \$40.00 per year will be provided to all eligible pensioners. The total rebate will cost Council approximately \$3.1M in net terms for 2024/25, approximately \$0.8M of which is Council's discretionary concession.

### **Domestic Waste Management Fee**

During 2020/21, Council implemented its harmonised domestic waste operations. The new service and contracts reflect increased/standardised service levels throughout the local government area, across all waste services.

In setting its fee – being the reasonable cost to run its operations - Council is required to:

- Apply cost recovery principles in setting its fee, including the need to account for increasing non-discretionary state
- Government costs, such as tipping fees and levies
- Reflect the increased service levels costs
- Reflect required capital resourcing to accommodate the new service, restore relevant cash reserves (former Canterbury Council)
- Maintain adequate cash reserves for ongoing vehicle and bin replacement, including tip rehabilitation and deploying Council's waste strategy.

Having harmonised its annual Domestic Waste Management fee in 2021/22, the fee now is consistently applied the entire City, where the service is provided. On that basis, the proposed Domestic Waste Management fee will be set at \$620 for 2024/25 reflecting an increase of 2.5%.

Annexure E of the Financial Statements in this Operational Plan provides the financial details relating to the service.

## Stormwater Levy

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

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

In recognition of Council's key role in stormwater management, the NSW Government made amendments to the *Local Government Act 1993* (amended October 2005) and the *Local Government (General) Regulation 2021* (amended April 2006) to allow councils the option of levying a stormwater management service charge.

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

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

These pressures have increased the costs of stormwater management for local councils. In accordance with Section 496A of the *Local Government Act 1993 and Local Government (General) Regulation 2021*, Council has in place a Stormwater Charge on eligible properties within Canterbury-Bankstown. In managing the annual charge, the following structure will be applied:

### *Residential Properties*

Annual Residential Charge of \$25.00 per property. Annual Residential Strata Charge of \$12.50 per property.

### *Business Properties*

Annual Charge of \$25.00 per property plus an additional \$25 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres.

### *Mixed Development*

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

## *Exemptions*

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

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

It should be noted that this charge, set by legislation, has not changed since being introduced. In reality, this is a decline in value and/or Council's ongoing ability to deliver the stormwater initiatives proposed under the plan.

Annexure H of the Financial Statements in this Operational Plan provides details of the Stormwater Levy funded projects for 2024/25.

## **Interest Income**

Council will continue to carefully manage its investment portfolio having regard to prevailing market conditions, industry benchmarks and allowable investment opportunities, as they arise. Having regard to Council's current investments and market expectations, the budget includes a weighted average return of around 4.2% per year.

Official interest rates have raised rapidly over the last 18 months, from their historically all-time lows. Given this, Council have been able to take advantage of prevailing market conditions and increase its level of return on its investments.

On that basis, budgeted interest income over the short-medium term has been revised to reflect the current interest rate environment. In total, Council expects its interest income to increase by \$9.6M in 2024/25 from the low base of investment interest income original forecast in 2023/24.

Councillors should note that only a proportion of the expected increase (\$4.6M) is available for general operational purposes (General Funds). Council is required to restrict the balance of the increase (\$5.0M), given that the interest earned relates to cash reserves held for specific/statutory purposes (e.g. Domestic Waste Reserve and Development Contributions Reserve).

## **Other Fees and Charges**

The general principle being applied is that fees should reflect true costs less the amount Council is willing to subsidise as a community service obligation. In general, it is proposed to increase the 2024/25 fees and charges by 4.9%, subject to rounding where required. Separately, certain new fees and charges have been introduced to assist in managing Council's operations such as a new domestic waste charge that provides for additional disposal capacity, and new services being operated from recent upgrades at the Morris lemma Indoor Sports Centre. The new fees and charges, including the reasons for their introduction, are outlined in Council's Fees and Charges - commencing page 71.

Council's approach to setting its fees and charges is based on the following broad parameters.

### **Pricing of Goods and Services (Pricing Policy)**

Council establishes its pricing levels through a range of factors, which are broadly dependent on the nature of the good or service being provided and the extent to which Council recognises an obligation to subsidise provision of the good or service. Council's Pricing Policy is subject to review on an annual basis or where appropriate, according to need. Where appropriate, Council will assess and apply a user pays model in setting its pricing based on the following provisions:

#### **Cost of provision**

The cost to Council of providing goods or services is a primary consideration when determining pricing. Council recognises that rational and relevant pricing decisions can only be made when there is a full understanding of the cost to Council and the community, of resourcing specific service areas.

#### **Community Service Obligations**

Council acknowledges that it has an obligation to provide some goods and services as a community service. As a result, Council accepts responsibility for at least partially funding these goods and services from other sources of revenue. This is reflected in varying degrees of pricing subsidy, dependent on the nature of the good or service being provided. Where it is not feasible to collect fees from private beneficiaries for a good or service, which provides a wider community benefit, full subsidy will be applied.

Where cost-recovery can be achieved but Council recognises an obligation in terms of equity and social justice considerations, and the merit and well-being of the community, an appropriate level of subsidisation will be applied.

#### **Private Benefit**

Some goods and services provided by Council are not provided on the basis of wider community benefit and are used by private beneficiaries. Goods or services of a commercial nature will be subject to commercially competitive pricing principles, which reflect market conditions and full cost recovery.

Where Council is engaged in providing any commercial/business operations, it will price such services at full cost recovery, to cover both the cost of capital and a commercial rate of return.

Council looks to generate an agreed positive return on assets so as to not reduce financial viability. Where required, Council will ensure compliance with 'competitive neutrality' provisions of the National Competition Policy and categorisation (i.e. category 1 or 2 business activity). Council has not identified any category 1 or 2 business activities for the 2024/25 budget.

### **Statutory Limitation**

It is acknowledged that certain fees, charges and levies are set by legislation and Council has no control over pricing in these circumstances.

### **Loan Borrowings**

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

As resolved, Council is scheduled to begin a borrowing program during of up to \$88M over the next ten years to fund Council's adopted Leisure and Aquatics Strategy. An initial loan of \$44M is currently being obtained to partially fund the Canterbury Leisure and Aquatics Facility (the Facility).

As part of Council's approved Special Rate Variation by IPART funding has been made available to service new loan borrowings for the implementation of Council's adopted Leisure and Aquatics Strategy.

Specific timing, budgets and loan funding for other projects in the Leisure and Aquatics Strategy will be identified as part of future annual Operational Plans.

### **Costing Parameters and Assumptions**

#### **Cost Escalations**

Council, like all other businesses and households is experiencing a high inflationary environment, particularly for building and construction costs. It is expected that this inflationary pressure will remain in 2024/25. Inflation expectations are higher than the Reserve Bank of Australia (RBA) target, which is a band set at a rate of between 2.0% and 3.0%.

Despite current inflation rates sitting at around 4.1% - as a guide - Council has had to force to maintain costs to a minimum of around 3.5%, to accommodate and/or reflect relevant escalation in proposed budgets for the 2024/25 financial year, particularly those of a contractual nature.

The situation is somewhat more concerning in terms of delivering Council’s capital works program. Given the pressures in the labour market, wage growth and competition for the supply of goods/services, Council anticipates that tenders and quotes for larger construction projects will be increasing by around 10% – 15% throughout the coming year. Naturally, Council will carefully assess all tenders and quotes to ensure that they represent value-for-money.

## Employee Costs

Council’s employee costs in the 2024/25 Budget include the award increase of 3.5% and an increase in the superannuation guarantee rate to 11.5%. Council’s full-time equivalent (FTE) employee numbers (organisational structure) for the 2024/25 financial year is set at 1,487 being 1,476 permanent FTEs and 11 temporary grant funded FTEs. Relevant financial resources have been included in the Council budget to accommodate all employee related costs.

## Depreciation Expense

Council’s operating expenses include an amount for Depreciation Expense, a non-cash item which aims to broadly account for the level of use/consumption of assets on an annual basis. An amount of \$96.9M has been reflected in the 2024/25 Budget to reflect this cost – an increase of around \$6.8M compared to that originally planned for 2023/24.

The increase largely reflects the impact of revaluing Council’s \$5.8B asset base – which aims to appropriately reflect the rising estimated cost of replacing all of Council’s infrastructure assets – and its impact on annual depreciation expense. Council expects the cost of the ongoing statutory revaluation process to continue to exponentially increase over the coming years – and further diverge our financial capacity fund depreciation expense in the future.

Council assesses depreciation annually as part of preparing and reviewing its Asset Management Strategy.

## Planned 2024/25 Budget

Council’s expected operating result for the 2024/25 financial year is as follows:

Category	2024/25 Original \$M	2023/24 Original \$M	Variance \$M
Operating Revenue (excluding Capital Grants/Contributions)	397.6	364.4	33.2
Operating Expenditure (excluding Depreciation /Borrowing Costs)	319.7	303.8	15.9
<b>Operating Result</b>	<b>77.9</b>	<b>60.6</b>	<b>17.3</b>
Add: Capital Grants and Contributions	29.6	25.2	4.4
Less: Depreciation	96.9	90.1	6.8
Less: Borrowing Costs	3.5	2.5	1.0
<b>Total Net Operating Result</b>	<b>7.0</b>	<b>(6.8)</b>	<b>13.8</b>
<b>Total Net Operating Result (adjusted for Capital Grants / Contributions)</b>	<b>(22.5)</b>	<b>(31.9)</b>	<b>9.4</b>

The 2024/25 Budget is assessed against the 2023/24 Original Budget given that it provides a comparable base to assess the broader movement between financial years.

Council's Net Operating Result before Capital Grants and Contributions for 2024/25 is estimated to be negative \$22.5M, this is an improvement of \$9.4M when compared to Council's 2023/24 Original Budget.

Once capital grants and contributions are added, Council's projected Operating Result for the year is expected to be positive \$7.0M.

A break-up of both the Revenue and Operating Budgets proposed for the forthcoming financial year is shown below.

### Revenue Budget

Council's Revenue Budget (excluding capital grants and contributions) for 2024/25 is expected to be \$397.6M, an increase of \$33.2M (9.1%) to that originally planned for 2023/24. A break-up by income category is as follows

Category	2024/25 Original \$M	2023/24 Original \$M	Variance \$M
Rates / Domestic Waste	308.3	291.1	17.2
User Charges / Fees	21.2	20.4	0.8
Interest	20.9	11.3	9.6
Other Revenue	19.4	14.8	4.6
Grants - Operating	20.8	20.2	0.6
Other Income	7.0	6.6	0.4
<b>Total</b>	<b>397.6</b>	<b>364.4</b>	<b>33.2</b>

Revenue projections for 2024/25 have been set to reflect known elements and/or current year trends. An explanation of the major variations is as follows:

- Reflected the approved 7.4% (rate-pegging limit of 2.5% and SRV of 4.9%) to its rating revenue budget and expected growth in properties throughout the local government area;
- Council's annual Domestic Waste Levy for residential properties will increase by \$15 (2.5%) per year which reflects a general increase in the cost of providing the service and the longer-term costs associated with replacing plant, bins and rehabilitating various waste facilities – see Domestic Waste Fee section above for detailed explanation;
- Operating Grants, including the Financial Assistance Grant, are included where the grant has been confirmed and the level of funding can be reliably calculated, and additional grant funds will be reported during the year as part of the quarterly budget reviews; and

- Council's level of interest income is expected to increase by \$9.6M, which is a reflection expected market conditions and the estimated level of cash on hand throughout the year - General Funds \$4.6M (48%) Specific Purpose Restrictions \$5.0M (52%).

In terms of specific purpose capital grants and contributions, Council expects to receive approximately \$29.5M in funds for various capital outcomes throughout 2024/25.

Type	Amount \$M
Development Contributions	21.0
Roadworks/Traffic – Various	1.2
Buildings	0.1
Town Centres	0.1
Pathways and Boardwalks	4.2
Open Space	1.8
Other Structures	1.0
Fences, Screens, Furniture	0.1
<b>Total</b>	<b>29.5</b>

### Operating Expenses (OPEX)

Council's proposed operating expenditure budget is analysed to ensure that allocations are comparable to current trends. Council's Operating Expenditure Budget is expected to be \$420.1M, an increase of \$23.6M (6.0%) to that adopted for 2023/24.

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

Category	2024/25 \$M	2023/24 \$M	Variance \$M
Employee Costs	177.8	168.9	8.9
Borrowing Cost Expense	3.4	2.5	0.9
Depreciation	96.9	90.1	6.8
Materials & Services	131.7	121.1	10.6
Other Expenses	10.2	13.8	(3.6)
<b>Total</b>	<b>420.1</b>	<b>396.4</b>	<b>23.6</b>

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

### Employee Costs

A comprehensive planning process has been carried out to ensure that the Employee Costs budget accurately reflects required resources in managing Council's operations. Council's full time equivalent (FTE) employee resources for the 2024/25 financial year are set at 1,487 being 1,476 permanent FTEs and 11 temporary grant funded FTEs.

The budgeted increase in employee costs of \$8.9M is largely attributable to the Local Government Award Increase of 3.5% and its broader impact on employee entitlements and a one-off \$1K payment for each Award employee. The budgeted employment costs also include the raising of the superannuation guarantee amount for employees from 11.0% to 11.5% for 2024/25.

### **Borrowing Costs**

Borrowing costs have increased by \$0.9M in 2024/25 which are the interest charges on the loan for the Canterbury Leisure and Aquatics facility. The first tranche of the initial loan of \$44M is expected to be drawn down in the last quarter of 2023/24.

### **Depreciation**

Depreciation expense has increased by \$6.8M in 2024/25 to reflect capitalisation of new assets and infrastructure revaluations which provided amendments to infrastructure values and useful lives resulting in increased depreciation charges.

### **Material / Services and Other Expenses**

Materials, Services and Other Expenses are expected to increase by around \$7.1M or 5.2% when compared to Council's adopted 2023/24 budget. The increase in Materials, Services and Other Expenses mainly relates to:

- An increase in asset maintenance costs of \$4.3M; and
- Council Election costs \$2.2M

As indicated earlier, Council has been able to maintain this category of expenditure well below CPI and other relevant industry indicators.

Council's current financial performance, although considered sound from a financial perspective, suggests that the impact of increasing non-discretionary costs (those largely imposed upon us by the State) will continue to grow at a rate far greater than planned inflation/CPI. Indeed, the impact of a lower rate-peg rate (as discussed earlier) further compounds Council's financial constraints.

These issues will have an ongoing impact on our longer-term ability to absorb similar cost increases in the coming years and/ or continue to preserve our current sound financial position.

Council's Budgeted Income Statement, which outlines the various OPEX categories, is attached in Annexure A of the Financial Statements in this Operational Plan.

### **Capital Works (CAPEX)**

Council continues to improve its approach to managing its infrastructure, with a rolling schedule of comprehensive condition assessments of infrastructure assets from year to year. This allows Council to clearly determine the extent of funding required to restore or rationalise certain assets within the City.

Although the management and financial impact requires a long-term commitment well beyond the 2024/25 budget, the identified framework provides Council with a level of confidence in determining an effective approach to formulate its long-term planning.

In 2024/25, Council's focus will largely be to ensure the timely replacement / maintenance of existing assets throughout the Local Government Area.

As outlined previously, Council's ability to maintain its ongoing funding for asset management purposes is aligned to the approved special rate variation from IPART. Without increasing its revenue base (Rates) Council's ability to fund depreciation would have continued to erode/reduce quite considerably. Council is now starting to see the benefits of the SRV and indeed, the increase in available funding for asset replacement projects.

Council's total expenditure on assets throughout 2024/25 (excluding any potential carryovers from the current financial year) is expected to be approximately \$67.7M.

Project Area	Amount \$M
Bridges	0.9
Buildings	7.5
Car Parks	0.8
Drainage Conduits	5.1
Waste Management	1.0
Town Centres	0.3
Other Structures	1.0
Open Space	17.6
Park/Street Furniture/Lighting	1.3
Pathways and Boardwalks	5.4
Road Pavement	17.9
Traffic Management	0.5
Operational Assets	8.4
<b>TOTAL CAPEX</b>	<b>67.7</b>

As in previous years, the 2024/25 Budget is well balanced with a strong focus on asset maintenance/replacement, complemented with priority initiatives. Of Council's capital budget, an amount of \$48.6M will be spent on replacing and/or restoring ageing infrastructure throughout the City.

A number of carryovers from the 2023/24 capital works program are anticipated and will be rolled over into the 2024/25 program to enable completion of these important community projects. The current environment, namely due to the supply chain issues, resourcing, market conditions and the ability to attract contractors has led to large delays with projects.

Annexure I of the Financial Statements in this Operational Plan summarises Council's capital works program for 2024/25.

## Cash Reserves

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

In addition, Council's Development Contribution Reserves form an integral part of Councils capital works program.

In net terms, Council's level of Reserves, both those imposed by legislation or established by Council are forecast to total \$415.0M by 30 June 2025, a net increase of \$41.3M.

With the planned capital program of \$67.7M, asset replacement reserves are estimated to increase by \$14.8M during 2024/25.

A summary of restrictions made and used can be found in Annexure D of in Financial Statements of this Operational Plan.

## Liquidity and Performance Indicators

Based on the proposed 2024/25 Budget, Council's major financial indicators continue to meet accepted industry standards and convey a sound financial position.

Council's major financial indicators for the 2024/25 financial year are expected to be as follows:

Indicator	Target	2024/25
Unrestricted Current Ratio	>150%	287%
Debt Service Ratio	<10%	0.92%
Unrestricted Cash	>\$0	\$6.1M

Based on all the cash movements noted above, Council's budget reflects an increase in cash of \$41.5M, which accounts for both internal and external restricted funds expected to be received and utilised throughout 2024/25.

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

## CONCLUSION

Council's goal is to provide residents with high quality facilities and services and position the City to best capture future opportunities. Our integrated planning suite ensures sufficient attention is given to strategic decision-making at the local level. It details future direction, significant initiatives and projected budgets to guide progress and measure performance. Each annual operational plan is a further step towards achieving the goals outlined in our long-term plans.

CBCity 2036 sets the vision and direction for Canterbury-Bankstown to 2036. It was shaped by our community and key stakeholders and reflects their views. It is supported in the report by the:

- Revised CBCity 2025 incorporating the updated Delivery Program 2022-25, draft 2024/25 Operational Plan, 2024/25 Budget, Revenue Policy, Pricing Policy and 2024/25 Schedule Fees and Charges;
- Revised 2024-34 Asset Management Strategy; and
- Revised 2024-34 Financial Management Strategy.

The documents will be exhibited for comment to 1 May – 7 June 2024 and a further report submitted to Council.



### ITEM 7.5

### LGNSW - Request for Financial Contribution

#### AUTHOR

Corporate

### PURPOSE AND BACKGROUND

LGNSW has written to Council advising of its decision to obtain three Class Rulings from the Australian Taxation office (ATO) on whether superannuation is payable on payments to members of Audit, Risk and Improvement Committees, Planning Panels and ad hoc committees. The application for Class Rulings will also seek rulings on:

- Whether the “no ABN” rules are relevant to members of committees and panels;
- Whether statement by suppliers should be obtained;
- What happens if the committee/panel member is GST registered; and
- Whether payments can be made to a partnership or company instead of the committee/panel member.

Local Government NSW (LGNSW) is seeking the Class Rulings so that it can provide NSW councils with definitive guidance on their legislative obligations in respect of these issues.

Genesis Accounting (a firm of chartered accountants) have been engaged by LGNSW to prepare applications for the Class Rulings to be filed with the ATO. Genesis Accounting have extensive experience in local government tax matters, including seeking class rulings and has undertaken similar work for LGNSW in 2013 and 2014 regarding the taxation of fees and charges.

LGNSW is not funding the work undertaken by Genesis Accounting. LGNSW are seeking contributions from LGNSW member councils to meet the cost of preparing the application by Genesis Accounting.

LGNSW members that contribute to the cost of preparing the application for the Class Rulings will be consulted by Genesis Accounting to discuss its committee/panel structure to assist the company in preparing the application for Class Rulings to the ATO.

### ISSUE

LGNSW has asked all NSW councils to contribute towards the costs of preparing the application to the ATO for the three Class Rulings. LGNSW has adopted a policy whereby they will assist a member council with applicable costs where the outcome of the matter may affect important principles of local government. The outcome of the ATO application on the Class Rulings will provide guidance to Council on whether we are required to pay superannuation on payments made to members of our Committees and Panels.

In the past, both the previous Canterbury City Council and Bankstown City Council have benefited from contributions from LGNSW members in seeking a determination from the courts on industry significant legal matters.

## **RECOMMENDATION**

---

That Council agree to the request by LGNSW (and Genesis Accounting) to contribute the amount of \$1,000 towards the costs of preparing an application to the Australian Taxation office regarding Superannuation payments for Councils Committees/Panels, as outlined in the report.

## **ATTACHMENTS**

---

Nil

## **POLICY IMPACT**

---

It is considered the issue is one which raises concerns for local government generally and that the request for assistance is worthy of support. Payment of the contribution meets the requirements of section 356 (1) of the Local Government Act 1993. It is therefore recommended that the request for financial assistance be supported.

## **FINANCIAL IMPACT**

---

Should Council support the request from LGNSW, our contribution of \$1,000 (excl of GST) can be met from the 2023/24 Budget.

## **COMMUNITY IMPACT**

---

There is no community impact.



## **8 SERVICE AND OPERATIONAL MATTERS**

The following item is submitted for consideration -

8.1 Naming of New Council Facilities - Ian Stromborg OAM and Kevin Hill OAM 115



---

## Service and Operational Matters - 30 April 2024

---

### ITEM 8.1                      Naming of New Council Facilities - Ian Stromborg OAM and Kevin Hill OAM

**AUTHOR**                      Community Services

#### **PURPOSE AND BACKGROUND**

At former Bankstown Council's February 2016 Ordinary Meeting, a Mayoral Minute was passed that sought Council to recognise Kevin Hill OAM and Ian Stromborg OAM for their long-standing contribution to our community (as per attachments).

The current development of two suitable sites being, the Roberts Park Community Hub and the new Playground in Paul Keating Park has seen an opportunity to recognise both.

The purpose of this report is to seek Council's endorsement to proceed with the naming of Council facilities:

1. "Kevin Hill Roberts Park Community Hub"
2. "Ian Stromborg Playground"

#### **ISSUE**

At Council's February 2016 Ordinary Meeting, a Mayoral Minute was passed that sought Council to recognise Kevin Hill OAM and Ian Stromborg OAM for their long-standing contribution to our community (as per attachments).

#### **RECOMMENDATION** That -

1. Council agree in principle, to name the new playground within Paul Keating Park, the "*Ian Stromborg Playground*".
2. Council agree in principle, to name the Roberts Park Community Hub the "*Kevin Hill Roberts Park Community Hub*".
3. Council carryout a community consultation process for the naming of the "*Ian Stromborg Playground*" and the "*Kevin Hill Roberts Park Community Hub*" and that a further report be provided to Council to consider the outcomes of the community consultation process.

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

- A. Mayoral Minute Council Meeting February 23rd 2016
- B. Minutes of Council Meeting 23rd February 2016

## **POLICY IMPACT**

---

The recommendations of this report comply with Councils Naming Policy and does not require approval from the Geographical Names Board.

As per Councils Naming Policy;

Council will consider the Place Naming principles, as well as the following specific principles.

Council owned buildings and facilities may be given either:

- Functional names;
- Non-functional names, including naming after a person or group that has made a significant contribution to the Canterbury-Bankstown community;
- Locational names;
- Commemorative name.

## **FINANCIAL IMPACT**

---

Signage costs have already been incorporated in both projects. Minimal additional costs will come from the naming proposal.

## **COMMUNITY IMPACT**

---

Given the significant impact that both Kevin Hill OAM and Ian Stromborg OAM have made to the City, it is expected there will be significant community support for this proposal.

Previous community consultation feedback from other Naming requests has suggested Council continue to include the Geographical Location in the proposed name of buildings, hence the proposal to name the “Kevin Hill Roberts Park Community Hub”.

Feedback from the Community Consultation will be presented back to Council.

The next steps would be

- Reporting the community consultation outcomes to Council for adoption
- Commissioning a naming plaque
- Liaising with Ian and Kevin and their families around the timing of a naming ceremony

## DETAILED INFORMATION

---

### Background

Councillors will note the former Bankstown Council's decision to appropriately recognise the long-standing service/contributions made to the community by both former Mayors, Ian Stromborg OAM and Kevin Hill OAM – Mayoral Minutes attached.

By way of background, the former Mayors contributions are noted as follows:

#### ▪ IAN STROMBORG (OAM)

Ian Stromborg OAM was first elected to Bankstown City Council in 1987. He has the distinction of serving as Mayor for five terms.

Early in his public life, Ian Stromborg OAM was elected Mayor for the period 1988/89, just a year after becoming a Councillor. He again served as Mayor during 1989/91 and yet again, for a further two terms from 1998 to 2000. This was particularly significant as 2000 was the Olympic Year and the United States Olympic Committee established their administrative headquarters in Bankstown.

His contribution to local government is without compromise and he is acknowledged for having achieved outstanding success in a variety of key projects. Ever since he was first elected, both as Councillor and Mayor, he has been the driving force behind a number of major Council initiatives.

These include:

- Construction of Stage 1 of the Salt Pan Creek Open Space Corridor and Boardwalk;
- Construction of the 12 storey Civic Office Tower;
- Construction of a new Works Depot at Bransgrove Road, Panania;
- Updating the Bankstown Old Town Plaza;
- Completion of the Olympic Velodrome and athletics track at the Crest;
- Upgrading the Memorial Oval cricket ground and completion of the Stephen and Mark Waugh Pavilion;
- Implementation of the award-winning domestic waste collection system in 1999; and
- Completion of an attractive CBD facility, Paul Keating Park.

#### ▪ KEVIN HILL (OAM)

Kevin Hill was first elected to Bankstown City Council in 1977 and represented East Ward until 2001. Kevin had several terms serving as Mayor in 1985 through 1988, in 1992/3, from 1996 till 1998 and then in 2000/2001. Kevin was a Greenacre resident for over 40 years.

In 1987 Kevin was part of the driving force behind the “Plans for a 12 storey office block to be constructed on the corner of Rickard Road and Jacobs Street”, now known as the Bankstown Civic Tower.

Kevin was pivotal in establishing the Australian Sister Cities Association in 1988, now Sister Cities Australia, and founding the Bankstown Sister City Committee, where he served as chairman from 1987-2008.

Kevin joined Bankstown City Aged Care in 1983 as Director and is now the Chairperson. Kevin is passionate about providing care for the elderly. Over the years, he’s helped to fundraise more than \$10m in community donations for the creation of aged care facilities.

Kevin is a life member of the Chullora Wolves Soccer Club, which he joined in 1972.

### **Naming Considerations**

In response – and having regard to the requirements/constraints as set out by the Geographical Names Board and Council’s Policy - a review of suitable Council facilities/locations, which will appropriately honour both former Mayors have been identified and are presented to Council for its consideration.

Given their long history and/or association, particularly with these areas/facilities, it is proposed that Council support the following naming locations:

- **Ian Stromborg OAM** – it is proposed that the new playground that is currently under construction at Paul Keating Park be named after the former Mayor.

The park is considered quite appropriate given that Ian Stromborg OAM was heavily involved in the rebuilding of Paul Keating Park after a massive fire which destroyed Council’s Administration Building on 1 July 1997.

Ian Stromborg OAM has a strong connection to Paul Keating Park and was there alongside Paul Keating to officially open it on 13 June 2000. Indeed, Ian had made supportive comments in the exhibition for the development of the new playground.

In discussing the proposal with his family, they believed that this proposal was consistent with the way he should be recognised for his contribution to the community.

A regular visitor to our local parks, with his children and grandchildren, naming the new space in his honour is a fitting and just tribute.

- **Kevin Hill OAM** – it is proposed that the new Roberts Park Community Hub, which is currently in design, be named after the former Mayor.

Kevin Hill OAM was a local businessman, and a resident of Greenacre for over 40 years. He had a strong connection to the nearby Ron Lockwood village in Greenacre, which was converted into the Bankstown City Aged Care facility and is now a private school.

Indeed, the facility exists in Kevin's former Council Ward he represented. Kevin was also on the Board for Greenacre Public School which is situated next door to the new facility. Kevin's mother also attended this school.

Equally, naming the facility in his name will continue to honour the outstanding contributions made by Kevin in perpetuity.

### **Suggested Approach**

Subject to Council's consideration, it is proposed that:

- Council agree – in principle - to name the new playground within Paul Keating Park, the *"Ian Stromborg Playground"*.
- Council agree – in principle – to name the Roberts Park Community Hub the *"Kevin Hill Roberts Park Community Hub"*.
- Council carryout a community consultation process for the naming of the *"Ian Stromborg Playground"* and the *"Kevin Hill Roberts Park Community Hub"* and that a further report be provided to Council to consider the outcomes of the community consultation process.



## **9 COMMITTEE REPORTS**

The following items are submitted for consideration -

- |     |   |     |
|-----|---|-----|
| 9.1 | Minutes of the Community & Inclusion Advisory Committee Meeting held on 20 March 2024 | 123 |
| 9.2 | Minutes of the Floodplain Management Committee held on 20 March 2024                  | 125 |
| 9.3 | Minutes of the Audit Risk and Improvement Committee Meeting held on 27 March 2024     | 129 |
| 9.4 | Minutes of the Traffic Committee Meeting held on 9 April 2024                         | 131 |



---

## Committee Reports - 30 April 2024

---

### ITEM 9.1

### Minutes of the Community & Inclusion Advisory Committee Meeting held on 20 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 Community & Inclusion Advisory Committee are attached.

### ISSUE

---

Endorsement of the Community & Inclusion Advisory Committee minutes.

### RECOMMENDATION

---

That the minutes of the Community & Inclusion Advisory Committee meeting held on 20 March 2024 be endorsed.

### ATTACHMENTS

[Click here for attachment](#)

---

- A. Minutes of the Community & Inclusion Advisory Committee meeting held on 20 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 - 30 April 2024

---

### ITEM 9.2

### Minutes of the Floodplain Management Committee held on 20 March 2024

### AUTHOR

City Future

## PURPOSE AND BACKGROUND

---

The Floodplain Management Committee assists in the development and implementation of Floodplain Risk Management Plans. The recommendations of the Committee are in line with the objectives of the Committee and with established practices and procedures.

Attached are the minutes of the Floodplain Management Committee meeting held on 20 March 2024.

## ISSUE

---

Endorsement of the Floodplain Management Committee minutes. Noting that the Committee:

- Endorsed community consultation to commence on the draft Prospect Creek Flood Risk Management Study and Plan.

## RECOMMENDATION

---

That the recommendations of the Floodplain Management Committee held on 20 March 2024 be endorsed.

## ATTACHMENTS

[Click here for attachment](#)

---

- A. Minutes of the Floodplain Management Committee meeting held on 20 March 2024

## **POLICY IMPACT**

---

The Floodplain Management Committee is an advisory Committee, established by Council and consistent with the approach outlined in the NSW Flood Risk Management Manual.

## **FINANCIAL IMPACT**

---

There are no immediate financial implications as a result of this report.

## **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.

## **DETAILED INFORMATION**

---

Matters arising from the meeting that may be of particular interest to Council include:

- Progress of the draft Prospect Creek Flood Risk Management Study and Plan;
- Progress of the Deepwater Park Bank Stabilisation project; and
- Upcoming grant funding available through the 2024-2025 Floodplain Management Program.



---

## Committee Reports - 30 April 2024

---

### **ITEM 9.3                      Minutes of the Audit Risk and Improvement Committee Meeting held on 27 March 2024**

**AUTHOR                      Corporate**

#### **PURPOSE AND BACKGROUND**

In accordance with Section 428A of the Local Government Act (1993), the City of Canterbury Bankstown Council has established an Audit Risk and Improvement Committee (ARIC) which meets on a quarterly basis.

The purpose of this report is to consider the minutes of the meeting of the ARIC held on 27 March 2024.

#### **ISSUE**

To consider the recommendations of the Audit Risk and Improvement Committee (ARIC).

#### **RECOMMENDATION    - That**

1.    The recommendations contained within the minutes of the Audit Risk and Improvement Committee meeting held on 27 March 2024, be adopted;
2.    The revised Internal Audit Charter be adopted by Council;
3.    The ARIC's annual work plan be noted.
4.    The ARIC'S annual work plan be endorsed by Council; and
5.    The contents of the ARIC's annual report to Council be noted.

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

- A.    Minutes of the Audit Risk and Improvement Committee meeting held 27 March 2024
- B.    REVISED CBC Internal Audit Charter, March 2024
- C.    CBC Audit Risk and Improvement Committee Annual Work Plan, 2024
- D.    Audit Risk and Improvement Committee Annual Report to Council, 2023

## **POLICY IMPACT**

---

The reporting of the Minutes of the Committee meetings to Council complies with the requirements of the Internal Audit Guidelines (for Local Government) and the approved Audit Risk and Improvement Committee Charter.

## **FINANCIAL IMPACT**

---

There are no financial impacts arising from the recommendations of the Committee.

## **COMMUNITY IMPACT**

---

Council maintains an independent Audit Risk and Improvement Committee in accordance with the Local Government Act.

---

## Committee Reports - 30 April 2024

---

**ITEM 9.4**                      **Minutes of the Traffic Committee Meeting held on 9 April 2024**

**AUTHOR**                      **City Assets**

### **PURPOSE AND BACKGROUND**

---

Attached are the minutes of the Canterbury Bankstown Council Local Traffic Committee meeting held on 9 April 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 9 April 2024, be adopted.

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

---

A.     April 2024 Traffic Committee Meeting Minutes

## **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 - April 2024	135
10.2	Overhead Crossing at Henry Lawson Drive - Councillor Linda Downey	137
10.3	Pick Up and Drop Off - Councillor Linda Downey	139
10.4	Traffic Review; Park Road and Childs Street, East Hills - Councillor David Walsh	141
10.5	Mobile Food Vans - Councillor Rachelle Harika	143
10.6	Closure of Campsie Post Office - Councillor Clare Raffan	145
10.7	Henry Lawson Drive / The River Road Intersection Upgrade - Councillor Charbel Abouraad	147
10.8	Recognising Orthodox Easter - Councillor George Zakhia	149
10.9	NSW Government Planning Changes - In the Dark? - Councillor Charlie Ishac	151
10.10	Provision of Pedestrian Crossing in the Vicinity of Brunner Road and Cooper Road Intersection - Councillor Christopher Cahill	153
10.11	Flagpoles - Councillor George Zakhia	155

10.12	Ken McLean Reserve - Councillor Karl Saleh OAM	157
10.13	Traffic Investigation Allambee Crescent, Beverly Hills - Councillor Karl Saleh OAM	159
10.14	Councillor Questions - Councillor Barbara Coorey	161

---

## Notice of Motions & Questions With Notice - 30 April 2024

---

**ITEM 10.1**                      **Status of Previous Notices of Motion - April 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 April 2024
- B.     Outgoing Correspondence
- C.     Incoming Correspondence



---

## Notice of Motions & Questions With Notice - 30 April 2024

---

### ITEM 10.2                      Overhead Crossing at Henry Lawson Drive

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

“That Council call on Transport for NSW to urgently review its position not to construct an overhead pedestrian crossing at Henry Lawson Drive, near Pozieres Avenue, Milperra, which will provide a safer and more reliable connection for local residents.

I further call on Council to write to the State Member for East Hills, Ms Kylie Wilkinson, urging her to throw her support behind this vital piece of infrastructure and lobby the Government to fund it.”

### BACKGROUND

---

I put forward a motion on 26 October 2021 that Council advocate to the previous Liberal Government to provide a pedestrian and cycle overpass at Milperra as part of any upgrades to Henry Lawson Drive.

It seems we are going around in circles, and nearly three years on, not only do we not have an overpass, but a report from Transport for NSW suggests it does not stack up against key criteria.

This position needs to be reviewed as a matter of urgency, and the thousands of residents living in Milperra and surrounds, given a detailed explanation why it has been knocked back.

It is quite clear that an overhead crossing would improve pedestrian safety and allow greater accessibility for local residents. And, let's not forget the thousands of extra residents that will move into the area once the former WSU Milperra site is developed.

It is quite clear to me that the community's safety and accessibility has been compromised by the lack of funding.

### FINANCIAL IMPACT

---

There should be no financial impact of the motion as written.

### CHIEF EXECUTIVE OFFICER'S COMMENT

---

There is no financial impact of the motion as written.



---

## Notice of Motions & Questions With Notice - 30 April 2024

---

### **ITEM 10.3                      Pick Up and Drop Off**

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

“That Council acknowledges the need for safe pick-up and drop-off on-street parking spaces outside medical facilities, particularly larger medical facilities, and to encourage operators to apply to Council to install the necessary signage if it is required.

I further call on Council to review its planning controls to ensure that new developments that have high usage need for drop-off and pick-up areas be required to provide for them at the DA stage of the planning process.”

### **BACKGROUND**

---

Our Council prides itself on looking after the elderly and those with disabilities and ensuring safe and convenient accessibility to our facilities wherever possible.

Council also has in place planning controls for Childcare Centres to ensure they have safe pick-up and drop-off areas as a requirement of their DA consent.

But there are some “high usage” medical facilities in our City that don’t have drop-off and pick-up zones and patients are being dropped off some distance away.

We need to encourage these facilities to apply to Council to have the necessary signage installed outside their premises if it is safe to do so.

Reviewing our planning controls for new developments with high usage will ensure pick-up and drop-off provisions are made at the DA stage and the applicant pays all the associated costs.

### **FINANCIAL IMPACT**

---

There should be no financial impact of the motion as written.

### **CHIEF EXECUTIVE OFFICER'S COMMENT**

---

This motion can be implemented within existing resources.



---

## Notice of Motions & Questions With Notice - 30 April 2024

---

### **ITEM 10.4                      Traffic Review; Park Road and Childs Street, East Hills**

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

“That Council investigate options to enhance pedestrian safety at the intersection of Park Road and Childs Street, East Hills for consideration and inclusion in a future Capital Works Program.”

### **BACKGROUND**

---

Local residents have suggested there must be a better arrangement for pedestrians at this intersection. It brings together car traffic from four directions: Childs Street, Braesmere Road, and both directions of Park Street.

The footpath along Park Street caters to much local foot traffic, but the intersection with Childs Street introduces a very large and difficult gap. Given the road width at this intersection, a new median island might be feasible. Alternatively, some form of crossing may be appropriate.

Council should be able to review and consider if there is a better way to assist pedestrians navigate this intersection.

### **FINANCIAL IMPACT**

---

There should be no financial impact of the motion as written.

### **CHIEF EXECUTIVE OFFICER'S COMMENT**

---

There should be no financial impact of this motion as written. The investigation can be undertaken as part of normal operations.



---

## Notice of Motions & Questions With Notice - 30 April 2024

---

### **ITEM 10.5                      Mobile Food Vans**

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

“That Council writes to the NSW Minister for Planning and Public Spaces, Mr Paul Scully, urging his Department to better communicate the guidelines surrounding the operating of mobile food vans on private land in commercial zones.”

### **BACKGROUND**

---

Mobile food vans are popping up on private land around our City and there are some operators, and landowners, not clear on their obligations under the imposed State Environmental Planning Policy (SEPP) guidelines.

The current SEPP allows for food trucks, vans and carts to operate but they must meet a number of conditions before being granted approval. Some of those conditions include seeking permission from the landowner, operate within certain hours and not contravene any conditions of a development consent.

The conditions are there in black and white but are not easily found.

This is quite clear as some landowners are allowing food trucks to operate in contravention to their DA consent approval. In some cases, vans are parking in designated parking bays.

The State Government must better communicate the guidelines through a targeted “business specific campaign” to clear up any confusion and ensure the communities safety is not compromised.

### **FINANCIAL IMPACT**

---

There is no financial impact of the motion as written.

### **CHIEF EXECUTIVE OFFICER'S COMMENT**

---

There is no financial impact of the motion as written.



---

## Notice of Motions & Questions With Notice - 30 April 2024

---

### ITEM 10.6                      Closure of Campsie Post Office

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

“That Council writes to the Federal Minister for Finance Katy Gallagher and the Federal Minister for Communications Michelle Rowland, calling on them to intervene in the decision by Australia Post to close the Campsie Post Office.

I further call on Australia Post CEO Paul Graham to publicly release the ‘evidence based data’ which led to the decision, and to reconsider their position in light of Campsie being identified as a growth centre.”

### BACKGROUND

---

The decision by Australia Post to shut the doors of the Campsie Post Office on 14 June is a slap in the face to the more than 26,000 residents (census figures 2021).

It is also a misguided decision, as Campsie has been identified as a growth centre with Council’s Masterplan for Campsie receiving several industry awards.

Australia post is wholly owned by the Australian Government and in March this year recorded an interim net profit of \$33.6m for the six months to December.

The closure will impact on locals who will now be forced to go to Belmore, or Canterbury. And for the many elderly residents who prefer to conduct their transactions over the counter, and don’t drive, it will be a huge inconvenience.

The CEO of Australia Post has indicated that more outlets would be shut down across the country to ensure their business is to remain financially viable. A view not shared by some politicians and local communities.

A petition with thousands of signatures protesting the closures of a number of other Post Offices was delivered to Federal Parliament recently.

### 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.



---

## Notice of Motions & Questions With Notice - 30 April 2024

---

### **ITEM 10.7                      Henry Lawson Drive / The River Road Intersection Upgrade**

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

“That Council write to Transport for NSW calling on them to install traffic signals or a roundabout at the intersection of Henry Lawson Drive and The River Road to improve the safety of movements through the intersection.”

### **BACKGROUND**

---

The Local Community have raised concerns with me in relation to road safety and are calling for traffic signals or a roundabout to be installed at the intersection of Henry Lawson Drive and The River Road.

Residents state that the large traffic volumes on Henry Lawson Drive make it difficult to turn onto Henry Lawson Drive, and through to the Georges River National Park, from The River Road and as a result there is large queuing and many near misses.

As this is a State Road I ask that we write to Transport for NSW calling for their urgent action on this issue.

### **FINANCIAL IMPACT**

---

There should be no financial impact of the motion as written.

### **CHIEF EXECUTIVE OFFICER'S COMMENT**

---

There is no financial impact of this motion as written.



---

## Notice of Motions & Questions With Notice - 30 April 2024

---

### ITEM 10.8                      Recognising Orthodox Easter

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

“That Council recognises and celebrates the upcoming Orthodox Easter on Sunday May 5, 2024 by erecting banners at each Council administration building in the week leading up to this holiest of days.”

### BACKGROUND

---

Orthodox Easter, also called Pascha, is one of the holiest days on the Christian calendar and celebrates the resurrection of Jesus Christ.

It often falls on a different date than Easter celebrated by Western Christianity and is usually a week apart but can sometimes be up to five weeks.

Our City has a unique multicultural community from more than 170 countries, with differing faiths and cultural traditions.

And according to the latest Census figures, nearly 25,000 people identified as being Orthodox Christians, third behind those who follow the Catholic and Islamic faiths.

It is also important to note that many Orthodox in our City are from a Greek and Lebanese background.

To celebrate and support our large Orthodox Christians, the banner(s) should be hung strategically in places like Paul Keating Park and the Campsie Council Administration building.

### FINANCIAL IMPACT

---

I understand each banner printed, manufactured, and installed would be \$700.

### CHIEF EXECUTIVE OFFICER'S COMMENT

---

The banners could be printed, manufactured, and installed for approximately \$700 each. The motion as written would cost \$1,400 and can be funded from existing operational budget.



---

## Notice of Motions & Questions With Notice - 30 April 2024

---

### ITEM 10.9                      NSW Government Planning Changes - In the Dark?

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

“That Council continues to collaborate, and challenge, the State Government over its proposed planning changes and not be forced into accepting changes that are not in line with our orderly planning, or the community’s expectations.”

### BACKGROUND

---

It is now widely known that the NSW Government over the Christmas and New Year holiday period released several proposed planning changes without any consultation with Councils or the community. In a nutshell, the objectives of the proposals aim to deliver more housing and concentrate density around railway stations and business centres.

The changes will also have significant impacts on local streets and suburban neighbourhoods.

The approach the Government is taking in relation to the TOD SEPP and Low to Mid-rise SEPP is akin to forcing Council to negotiate outcomes under duress and not in the best interests of our city or the community.

The proposed changes should not be a “one size fits all approach” and if Council is not vigilant, and negotiate for better outcomes, we will be forced into a corner and have no choice but to accept what is imposed on us. This is not democratic planning.

Councils are being forced to create planning schemes that provide uplift in areas where many communities simply do not want it. Planning uplift is not always the answer and doesn’t necessarily mean you will create great streets, great town centres, vibrant parks or open spaces.

The proposed SEPP’s do not deal with integrated development. Put simply they do not put power lines underground so that trees can grow creating leafy suburbs and they don’t create new parks for our children to play.

Furthermore, they do not promote co-ordinated urban renewal so that multiple lots can be amalgamated to create great places, nor do they contemplate a co-ordination agency tasked with creating and delivering liveable cities.

Our Council must not simply roll over on some of these issues and must continue to challenge the Government to secure the best possible outcomes for our City and the residents we represent.

We must continue to negotiate with Government on the principles of “Density done Well’ and to ensure Council staff are empowered to remain at the table with DPHI to deliver an integrated urban renewal outcome that creates a legacy of liveable and loveable places for our residents, now and into the future.

## **FINANCIAL IMPACT**

---

There are no financial implications with this motion as written.

## **CHIEF EXECUTIVE OFFICER'S COMMENT**

---

There are no financial implications with this motion as written.

---

## Notice of Motions & Questions With Notice - 30 April 2024

---

### **ITEM 10.10                      Provision of Pedestrian Crossing in the Vicinity of Brunner Road and Cooper Road Intersection**

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

“That Council investigate the need, feasibility and options of installing a pedestrian crossing across Brunner Road in the vicinity of the intersection of Cooper and Brunner Roads, Yagoona. This measure, if implemented would enhance the safety of pedestrians needing to cross Brunner Road and continue along Cooper Road, particularly school students attending Birrong Boys High School.”

### **BACKGROUND**

---

Brunner Road is a very high traffic thoroughfare, particularly at peak hour, school pickup and drop-off times and is always very difficult to cross with safety. The nearest pedestrian refuge is approximately 300 to 400 metres which is a significant detour particularly where the distance is doubled to return to Cooper Road.

This initiative, if implemented, would enhance the safety of children, parents and community around Birrong Boys High School. The safety of our community particularly, school students are our highest priority.

### **FINANCIAL IMPACT**

---

There should be no financial impact of this motion as written. The investigation can be undertaken as part of normal operations and will assist to inform any relevant grant opportunity.

### **CHIEF EXECUTIVE OFFICER'S COMMENT**

---

There is no financial impact of this motion as written.



---

## Notice of Motions & Questions With Notice - 30 April 2024

---

### ITEM 10.11      Flagpoles

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

“That Council investigates the costs associated with installing an extra flagpole at the current Bankstown flag location.

I further call on Council to alternate, on a weekly basis, the flying of the Aboriginal and Torres Strait Islander Flags, during the period the Palestinian flag remains hoisted.”

### BACKGROUND

---

Council unanimously passed a resolution to fly the Palestinian Flag at both Bankstown and Campsie as a mark of respect and to honour the innocent lives lost in Gaza. It was also resolved the flag would continue to fly high until a meaningful ceasefire had been reached.

There are currently three flagpoles at the Bankstown site which would normally fly the Australian, Aboriginal and Torres Strait Islander Flags. However, to accommodate the Council resolution to fly the Palestinian Flag, the Aboriginal Flag was lowered.

As the bombings continue, we have just surpassed 6 months, and there is no clear indication a ceasefire is imminent.

The cost of installing flagpoles is not cheap and I would like Council to explore the costs of an extra flagpole. In the interim, my suggestion is to fly the Aboriginal and Torres Strait Islander Flags on a ‘week up, week down’ basis.

### FINANCIAL IMPACT

---

A report investigating the costings associated with the purchase of a new flagpole can be implemented within existing resources.

### CHIEF EXECUTIVE OFFICER'S COMMENT

---

Council’s Flag protocol allows for the Aboriginal Flag and the Torres Strait Islander Flags to be flown together, or either flag may be flown individually.



---

## Notice of Motions & Questions With Notice - 30 April 2024

---

### **ITEM 10.12          Ken McLean Reserve**

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

“That Council include the upgrade to Ken McLean Reserve, Corner of Harp Street and Nelson Avenue, Belmore as part of Council’s next year Capital Works Program for 2024/25.”

### **BACKGROUND**

---

I had several residents who raised with me the need to upgrade Ken McLean Reserve.

I have visited the reserve, and I witnessed the equipment is very old and needing to be replaced for our local children. Therefore, I am requesting this site to be considered as part of Council playground upgrades and utilising the current play space footprint in the existing location.

The scope of proposed works will include:

- Removal of existing equipment;
- New concrete edging and mulch; and
- Installation of four new items of Level 3 play equipment to provide a range of play experiences e.g., swings, slide.

### **FINANCIAL IMPACT**

---

I propose the project form part of the capital program for 2024/25.

### **CHIEF EXECUTIVE OFFICER'S COMMENT**

---

The proposed upgrade to Ken McLean Reserve Playground has already been identified in the draft Capital Works Program, which is included in the 2024/25 Operational Plan proposed to go on public exhibition.



---

## Notice of Motions & Questions With Notice - 30 April 2024

---

### **ITEM 10.13      Traffic Investigation Allambee Crescent, Beverly Hills**

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

“That Council investigate options to improve the safety and amenity of residents by preventing motorists using Allambee Crescent and Moondani Road, Beverly Hills as a short cut to access King Georges Road.”

### **BACKGROUND**

---

Local residents have approached me with their concerns due motorists using their local streets as a rat run. Motorists are turning into Cooloongatta Road, Allambee Crescent and Moondani Road to access King Georges Road and avoid traffic signals at the intersection of Moorefields Road and King Georges Road. During the morning and afternoon peak hours and up until 10:00pm, an increasing volume of motor vehicles including motor bikes are speeding through the area, placing residents at risks and destroying the amenity of an otherwise peaceful suburb.

I ask that Council investigate options to prevent motorists using these streets as a short cut and consideration be given for inclusion in a future Capital Works Program.

### **FINANCIAL IMPACT**

---

There should be no financial impact of the motion as written.

### **CHIEF EXECUTIVE OFFICER'S COMMENT**

---

The investigation will be undertaken as part of normal operations and therefore can be accommodated within the current budget. It is noted this will take some time to complete as data collection will be required.



---

## Notice of Motions & Questions With Notice - 30 April 2024

---

### **ITEM 10.14            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.*