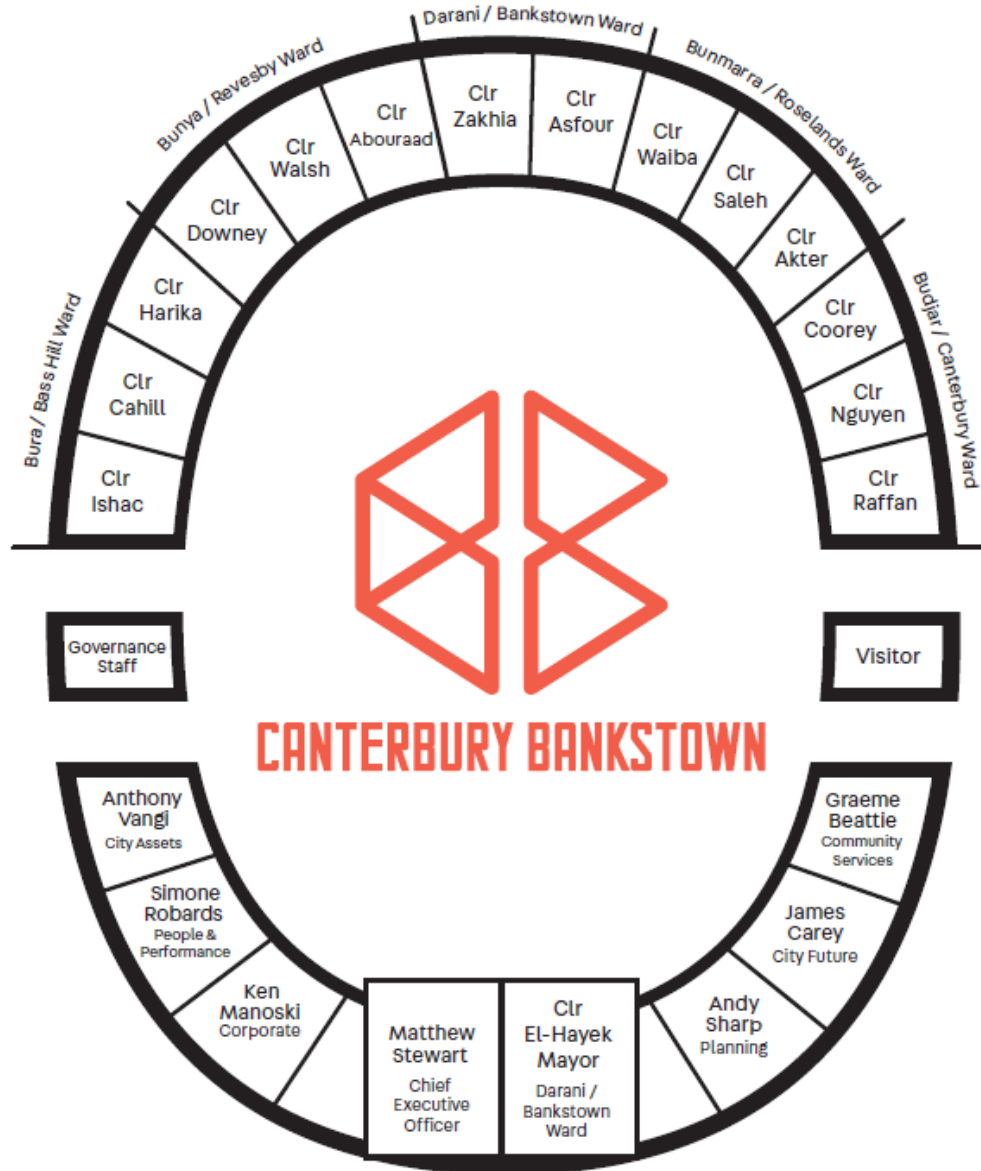




AGENDA FOR THE ORDINARY MEETING

27 August 2024

Gallery



Statement of Ethical Obligations

Oath or Affirmation of Office

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

Conflicts of Interest

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

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1 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The following minutes are submitted for confirmation -

1.1	Minutes of the Ordinary Meeting of Council of 23 July 2024	9
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CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 23 JULY 2024

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

APOLOGIES Councillors Akter and Zakhia

HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.30 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**
(819) **CLR. ASFOUR:/CLR. CAHILL**

RESOLVED that the minutes of the Ordinary Council Meeting held on 25 June 2024 be adopted.

- CARRIED

SECTION 2: **LEAVE OF ABSENCE**
(820) **CLR. RAFFAN:/CLR. COOREY**

RESOLVED that Leave of Absence be granted to Councillors Akter and Zakhia due to personal reasons.

- CARRIED

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

In respect to Item 7.4 - 2024/25 Community Grants and Event Sponsorship Program, Councillor Asfour declared a significant non-pecuniary conflict of interest due to his association with a number of the applicants for community grants and as such will vacate the chamber, taking no part in debate or the decision on the matter.

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In respect to Item 7.4 – 2024/25 Community Grants and Event Sponsorship Program, Councillor Harika declared non-significant, non-pecuniary conflict of interest given that she is a patron of Bahayra Youth Association who are an applicant for the Community Grants. Cllr Harika advised it will not affect her consideration of the matter and she will remain in the Chamber.

In respect of Item 7.4 – 2024/25 Community Grants and Event Sponsorship Program, Councillor Waiba declared a pecuniary conflict of interest given that Riverwood Community Centre of which she is a board member is an applicant of the Community Grants and Event Sponsorship Program and as such she will vacate the chamber, taking no part in the debate or the decision on the matter.

In respect of item 7.4 – 2024/25 Community Grants and Event Sponsorship Program, Councillor Saleh OAM declared a pecuniary conflict of interest given that Riverwood Community Centre of which he is a board member is an applicant of the Community Grants and Event Sponsorship Program and as such he will vacate the chamber, taking no part in the debate or the decision on the matter.

In respect of item 7.4 – 2024/25 Community Grants and Event Sponsorship Program, Mayor El-Hayek declared significant non-pecuniary conflict of interest due to his association and community work with a number of the applicants for community grants and as such he will vacate the chamber and taking no part in debate or the decision on the matter.

SECTION 4: MAYORAL MINUTES

ITEM 4.1 ROADS FUNDING
(821) CLR. EL-HAYEK

RESOLVED that Council write to the NSW Premier Chris Minns to consider another round of grant funding, and to develop a NSW roads funding strategy to assist all councils in dealing with these weather-related events.

- CARRIED

ITEM 4.2 LOCAL COMMUNITY BASED DONATIONS
(822) CLR. EL-HAYEK
RESOLVED that

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Council support a fee waiver of \$451 towards hire of Bankstown North Soccer Club Facilities and \$38 towards waste bins by Metro Assist, as outlined in the report.

Council support a fee waiver of \$750 for the hire of the Bryan Brown Theatre for the Al-Awada International Film Festival, as outlined in the report.

Council support a fee waiver of \$536 for the hire of the Bryan Brown Theatre by the Arab Council Australia, as outlined in the report.

These funds be made available from the Community Grants and Event Sponsorship Program Budget.

- CARRIED

SUSPENSION OF STANDING ORDERS

(823)

CLR. WALSH:/CLR. DOWNEY

RESOLVED that

1. Standing Orders be suspended and Item 10.10 be dealt with now.
2. Standing Orders then be resumed.

- CARRIED

ITEM 10.10

BDS (BOYCOTT, DIVESTMENT AND SANCTIONS) INVESTMENTS REVIEW

AT THIS STAGE OF THE MEETING, IN ACCORDANCE WITH CLAUSE 15.4 OF THE CODE OF MEETING PRACTICE, HIS WORSHIP THE MAYOR ISSUED A FIRST WARNING AT 7.11 PM TO COUNCILLOR COOREY FOR AN ACT OF DISORDER.

CLR COOREY TEMPORARILY VACATED THE CHAMBER AT 7.24 PM AND RETURNED AT 7.27 PM.

CLR WAIBA TEMPORARILY VACATED THE CHAMBER AT 7.33 PM AND RETURNED AT 7.34 PM.

MOTION

CLR. CAHILL:/CLR. WALSH

That

1. The CEO undertakes a review of Council's investments and links to companies, if any, that are complicit in human rights violations on the Palestinian people, including the illegal settlements in occupied Palestinian Territories and the supply of weapons.

Clrs Cahill, Harika, Downey, Walsh, Asfour, Waiba, Saleh OAM, Raffan and Mayor El-Hayek

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Against:- Clrs Abouraad, Ishac, Coorey and Nguyen

HIS WORSHIP THE MAYOR ADJOURNED THE MEETING AT 7.40 PM.
STANDING ORDERS WERE RESUMED AT 7.49 PM.

SECTION 5: PLANNING MATTERS

ITEM 5.1 PLANNING PROPOSAL FOR 913-925 PUNCHBOWL ROAD AND 21-23 CANTERBURY ROAD, PUNCHBOWL (RZ-1/2023)

CLRS RAFFAN AND SALEH OAM TEMPORARILY VACATED THE CHAMBER AT 7.49 PM.

CLR RAFFAN RETURNED TO THE CHAMBER AT 7.50 PM.

In respect of Item 5.1 - Planning Proposal for 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl (RZ-1/2023) Clr Asfour declared a conflict of interest given he may have been a member of a planning panel in relation to this matter and as such he would vacate the chamber taking no part in debate or the decision in this matter.

CLR ASFOUR TEMPORARILY VACATED THE CHAMBER AT 7.51 PM.

(825) CLR. WALSH:/CLR. CAHILL

RESOLVED that

1. Council resolves to amend the *Canterbury-Bankstown Local Environmental Plan 2023* and proceed to the Department of Planning, Housing and Infrastructure for a Gateway determination, subject to the following matters being addressed prior to exhibition (after Gateway determination):
 - a. Council prepare and exhibit a draft site specific DCP amendment as outlined in this report. In addition to typical DCP controls, the DCP is to include the following site-specific objectives and controls for:
 - i. Flooding to appropriately manage flooding impacts;
 - ii. Setbacks to the boundary and interface with adjoining land;
 - iii. Replacement tree planting and tree canopy coverage;
 - iv. Public and private/communal open space (and ensure they are differentiated);
 - v. Road and intersection upgrades on Punchbowl Road and Canterbury Road in consultation with Transport for NSW (TfNSW) as required; and
 - vi. An Aboriginal Cultural Heritage Assessment will also be required in accordance with the Government Architect NSW 'Connecting with Country Framework' to inform the preparation of the site specific DCP controls.

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- b. A draft Planning Agreement be prepared and exhibited subject to the following:
 - i. Council undertakes further negotiations with the developer to confirm the total value of each works and monetary contribution item in the Letter of Offer. This may include further analysis and an independent peer review being undertaken by Council prior to exhibition.
- 2. Council exhibits the planning proposal subject to favourable Gateway determination, in conjunction with the draft site specific DCP and draft Planning Agreement, and the matter be reported to Council following the public exhibition period.
- 3. 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* (the Act).

- CARRIED

For:- Ctrs Abouraad, Cahill, Downey, El-Hayek, Harika, Ishac, Nguyen, Raffan, Waiba and Walsh

Against:- Clr Coorey

CLRS ASFOUR AND SALEH OAM RETURNED TO THE CHAMBER AT 7.51 PM.

ITEM 5.2 **DRAFT PLANNING AGREEMENT – 44 KITCHENER PARADE, BANKSTOWN**
(826) **CLR. WALSH:/CLR. WAIBA**

RESOLVED that

- 1. Council enter into the planning agreement for 44 Kitchener Parade, Bankstown, as provided in Attachment A.
- 2. The Chief Executive Officer be given delegated authority to sign the planning agreement on Council's behalf, and to make minor wording changes to amend its draft status provided these changes do not affect the intent of the planning agreement.

- CARRIED

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

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Against:- Clrs Coorey and Saleh OAM

ITEM 5.3
(827) **HERITAGE GRANT FUND**
CLR. DOWNEY:/CLR. RAFFAN

RESOLVED that

1. Council endorse the recommendations as provided in Attachment A and grants be allocated in accordance with Council's Heritage Incentives Policy.
2. Council notify its decision to owners who submitted applications.

- CARRIED

For:- Clrs Abouraad, Asfour, Cahill, Downey, El-Hayek, Harika, Ishac, Nguyen and Raffan

Against:- Clr Saleh OAM, Walsh, Coorey and Waiba

ITEM 5.4
(828) **DRAFT HOUSEKEEPING AMENDMENTS TO CANTERBURY-BANKSTOWN DCP 2023 AND COMMUNITY PARTICIPATION PLAN**
CLR. WALSH:/CLR. RAFFAN

RESOLVED that

1. Council adopt the amendments to the Canterbury-Bankstown Development Control Plan 2023, as provided in Attachment A.
2. Council adopt the amendments to the Community Participation Plan, as provided in Attachment B.
3. The draft amendments to the Canterbury-Bankstown Development Control Plan 2023 and Community Participation Plan will apply to development applications lodged on or after the date that the draft amendments come into effect.

- CARRIED

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

Against:- Clrs Coorey and Saleh OAM

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SECTION 6: POLICY MATTERS

Nil

SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS

(829) CLR. RAFFAN:/CLR. NGUYEN

RESOLVED that in accordance with Council's Code of Meeting Practice, Council adopts all the recommendations of the Governance and Administration Matters with the exception of Item 7.4.

- CARRIED

ITEM 7.1 PROPERTY MATTER - THE ICE SKATING CLUB OF NEW SOUTH WALES CO-OPERATIVE LIMITED LOCATED AT 17A PHILLIPS AVENUE, CANTERBURY

(830) CLR. RAFFAN:/CLR. NGUYEN

RESOLVED that

1. Council agrees to grant a new three-year Agreement for Lease and a further eighteen-year Lease to The Ice Skating Club of New South Wales Co-operative Limited for 17A Phillips Avenue, Canterbury.
2. The Chief Executive Officer to be delegated authority to sign all documentation, as required.

- CARRIED

ITEM 7.2 PROPERTY MATTER - EBP SPORTS (PREVIOUSLY EARLWOOD BARDWELL PARK RSL CLUB LIMITED) - 134 WOOLCOTT STREET, EARLWOOD

(831) CLR. RAFFAN:/CLR. NGUYEN

RESOLVED that

1. Council note the Minister's determination and agree to granting a new five-year lease with a five-year option to EBP Sports.
2. The Chief Executive Officer be delegated authority to sign all documentation, as required.

- CARRIED

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ITEM 7.3 **PROPERTY MATTER - 82 BRIGHTON AVENUE, CROYDON PARK (FORMER CROYDON PARK BOWLING CLUB)**

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

RESOLVED that

1. Council note the Minister's determination and agree to granting a new five year lease, with a five year option, to the Australian Korean Association of Sydney and NSW as outlined in this report.
2. The Chief Executive Officer be delegated authority to sign all documentation, as required.

- CARRIED

ITEM 7.4 **2024/25 COMMUNITY GRANTS AND EVENT SPONSORSHIP PROGRAM**

In respect to Item 7.4 - 2024/25 Community Grants and Event Sponsorship Program, Councillor Asfour declared a significant non-pecuniary conflict of interest due to his association with a number of the applicants for community grants and as such he would vacate the chamber, taking no part in debate or the decision on the matter.

In respect to Item 7.4 – 2024/25 Community Grants and Event Sponsorship Program, Councillor Harika declared non-significant, non-pecuniary conflict of interest given that she is a patron of Bahayra Youth Association who are an applicant for the Community Grants. Cllr Harika advised it will not affect her consideration of the matter and she would remain in the Chamber.

In respect of Item 7.4 – 2024/25 Community Grants and Event Sponsorship Program, Councillor Waiba declared a pecuniary conflict of interest given that Riverwood Community Centre of which she is a board member is an applicant of the Community Grants and Event Sponsorship Program and as such she would vacate the chamber, taking no part in the debate or the decision on the matter.

In respect of item 7.4 – 2024/25 Community Grants and Event Sponsorship Program, Councillor Saleh OAM declared a pecuniary conflict of interest given that Riverwood Community Centre of which he is a board member is an applicant of the Community Grants and Event Sponsorship Program and as such he would vacate the chamber, taking no part in the debate or the decision on the matter.

In respect of item 7.4 – 2024/25 Community Grants and Event Sponsorship Program, Mayor El-Hayek declared significant non-pecuniary conflict of interest due to his association and community work with a number of the applicants for community

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grants and as such he would vacate the chamber and taking no part in debate or the decision on the matter.

HIS WORSHIP THE MAYOR CLR EL-HAYEK AND CLRS ASFOUR, SALEH OAM AND WAIBA TEMPORARILY VACATED THE CHAMBER AT 7.54 PM.

THE DEPUTY MAYOR CLR HARIKA ASSUMED THE CHAIR.

(833)

CLR. RAFFAN:/CLR. CAHILL

RESOLVED that

1. Council approve the allocation of the 2024/25 Community Grants and Event Sponsorship Program as outlined in Attachment A.
2. Council allocate \$10,000 to Annual Islamic Eid Show Incorporated in the Community Grants and Events Sponsorship through the Annual Fee Waiver/Subsidy Category for a three-year period commencing this year.
3. Council allocate \$5,255 to The Lebanese Muslim Association in the Community Grants and Events Sponsorship through the Annual Fee Waiver/Subsidy Category for overflow parking at Parry Park, Punchbowl during the month of Ramadan and one day for Eid for a three-year period commencing this year.
4. The release of funding for the Automated Electronic Defibrillator (AED) applications be deferred until an overall AED Plan for CBCity is developed in the next 12 months and these funds be quarantined for this purpose.

- CARRIED

ITEM 7.5

2024/25 EVENTS PARTNERSHIPS PROGRAM GRANT FUNDING

HIS WORSHIP THE MAYOR CLR EL-HAYEK RETURNED TO THE CHAMBER AT 7.57 PM AND RESUMED THE CHAIR.

CLRS ASFOUR, SALEH OAM AND WAIBA RETURNED TO THE CHAMBER AT 7.57 PM.

(834)

CLR. RAFFAN:/CLR. NGUYEN

RESOLVED that Council approves the cash and in-kind support for the LFF and for the Padstow Carols by Candlelight from the Events Partnerships Program as set out in this report.

- CARRIED

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ITEM 7.6 LGNSW 2024 ANNUAL CONFERENCE - COUNCIL MOTIONS

(835) CLR. RAFFAN:/CLR. NGUYEN

RESOLVED that

1. The information be noted.
2. Council endorse the draft motions as detailed in the report.

- CARRIED

ITEM 7.7 CASH AND INVESTMENT REPORT AS AT 30 JUNE 2024

(836) CLR. RAFFAN:/CLR. NGUYEN

RESOLVED that

1. The Cash and Investment Report as at 30 June 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 ADOPTION OF THE FLOOD RISK MANAGEMENT STUDY AND PLAN FOR PROSPECT CREEK SUB-CATCHMENTS

(837) CLR. DOWNEY:/CLR. WALSH

RESOLVED that Council adopt the Flood Risk Management Study and Plan for the Prospect Creek Sub-Catchments.

- CARRIED

ITEM 8.2 LATE NIGHT TRADING IN CANTERBURY-BANKSTOWN

(838) CLR. SALEH OAM:/CLR. WAIBA

RESOLVED that Council note the findings from the community consultation and incorporate this information when implementing future actions identified in the

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Night Time Economy Action Plan 2021-26 (e.g., locations identified as areas to develop, factors identified as making a good late-night trading, barriers to late night trading).

- CARRIED

ITEM 8.3
(839) **ADDRESSING ILLEGAL DUMPING IN CBCITY**
CLR. DOWNEY:/CLR. WALSH

RESOLVED that -

1. Council continue to implement the proactive anti-dumping strategies already in place and continue to further implement improvements as outlined in this report.
2. Council lobby and advocate for the State Government to support anti-dumping efforts, both through improved funding structures, changes to the Waste Levy, local and state-wide research and support of regional approaches.

- CARRIED

ITEM 8.4 **EAST LONDON STUDY TOUR**

CLR RAFFAN TEMPORARILY VACATED THE CHAMBER AT 8.06 PM AND RETURNED AT 8.08 PM

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

RESOLVED that

1. The information be noted.
2. Council write to the Premier to highlight the methods of urban renewal and incentives used in London to deliver affordable housing, suggesting these as potential policy levers for implementation in NSW.
3. Council write to the Minister for Roads highlighting the transformative benefits of pedestrian and cyclist infrastructure within urban centres, and specifically advocate for the inclusion of a pedestrian overpass at Milperra as part of the Henry Lawson Drive improvement project, based on the following rationale:

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- a) **Transformative Benefits:** Pedestrian and cyclist infrastructure significantly enhances urban mobility, safety, and connectivity. Improved infrastructure promotes healthier lifestyles, reduces traffic congestion, and fosters community integration.
 - b) **Case Study – Aberfeldy, East London:** The installation of a signalised pedestrian crossing in Aberfeldy, East London, serves as a compelling example. This crossing provided previously inaccessible access to transport links across Greater London, transforming the community's connectivity and access to essential services.
 - c) **Opportunity at Milperra:** A pedestrian overpass at Milperra would offer similar benefits by providing a safe and efficient crossing over Henry Lawson Drive, thereby enhancing local residents' access to transport links and promoting a more connected community.
4. This report satisfies the provisions of Council's Councillor Expenses and Facilities Policy.

- CARRIED

SECTION 9: COMMITTEE REPORTS

(841) CLR. HARIKA:/CLR. DOWNEY

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

- CARRIED

ITEM 9.1 MINUTES OF THE AUDIT RISK AND IMPROVEMENT COMMITTEE MEETING HELD ON 2 JULY 2024

(842) CLR. HARIKA:/CLR. DOWNEY

RESOLVED that the recommendations contained within the minutes of the Audit Risk and Improvement Committee meeting held on 2 July 2024, be adopted.

- CARRIED

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ITEM 9.2 **MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 9 JULY 2024**
(843) **CLR. HARIKA:/CLR. DOWNEY**

RESOLVED that the recommendations contained in the minutes of the Canterbury-Bankstown Council Traffic Committee meeting held on 9 July 2024, be adopted.

- CARRIED

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

(844) **CLR. WALSH:/CLR. RAFFAN**

RESOLVED that in accordance with Council's Code of Meeting Practice, Council adopts all the recommendations of the Notice of Motions and Questions with Notice with the exception of Items 10.1, 10.2, 10.6, 10.7, 10.10, 10.14 and 10.17.

- CARRIED

ITEM 10.1 **STATUS OF PREVIOUS NOTICES OF MOTION - JULY 2024**
(845) **CLR. ISHAC:/CLR. ASFOUR**

RESOLVED that the information be noted.

- CARRIED

ITEM 10.2 **DEVELOPMENT APPLICATIONS TABLE**
(846) **CLR. DOWNEY:/CLR. COOREY**

RESOLVED that Council writes to NSW Planning Minister Paul Scully to urgently review, or scrap, his so-called 'league table of shame', outing Councils over response times to approve Development Applications.

- CARRIED

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ITEM 10.3
(847)

DRAINAGE AT NEPTUNE PARK REVESBY
CLR. WALSH:/CLR. RAFFAN

RESOLVED that Council investigate the feasibility of installing drainage at Neptune Park, Revesby, as part of a future works program.

- CARRIED

ITEM 10.4
(848)

VIRGINIUS RESERVE DOG PARK
CLR. WALSH:/CLR. RAFFAN

RESOLVED that Council investigate the cost, feasibility and community implications to installing lights at Virginius Reserve Dog Park, Padstow and that this be provided to Councillors as part of their consideration of future Capital Works Program.

- CARRIED

ITEM 10.5
(849)

GRANT FUNDING ASSISTANCE
CLR. WALSH:/CLR. RAFFAN

RESOLVED that Council:

1. Continues to identify State and Federal Government grant funding opportunities for our sporting organisations, cultural and arts groups, charitable associations, and others which will assist them in sourcing much needed new funding; and
2. Maintains its commitment to supporting the grant applications where practicable and in line with Council's priorities.

- CARRIED

ITEM 10.6
(850)

BENNETT STREET IMPROVEMENTS
CLR. HARIKA:/CLR. CAHILL

RESOLVED that Council prioritises a meeting with residents of Bennett Street, Bass Hill to discuss and investigate their concerns in relation to:

1. Poor street lighting which some residents believe should be improved; and
2. Installation of speed humps, or calming devices, as a deterrent to 'high-speed' joyriders.

- CARRIED

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ITEM 10.7
(851)

MARION STREET SAFETY

CLR. HARIKA:/CLR. CAHILL

RESOLVED that Council investigates all options to improve pedestrian safety along Marion Street, between Edgar Street and Bankstown Airport, following another near-fatal accident.

- CARRIED

ITEM 10.8
(852)

GRANT FUNDING REQUEST

CLR. WALSH:/CLR. RAFFAN

RESOLVED that Council writes to NSW Premier Chris Minns acknowledging his Government's even-handed approach in distributing grants and to ensure our Council receives its fair share of funding, unlike what occurred under the previous Coalition Government.

- CARRIED

ITEM 10.9
(853)

RENEWING CREST SPORTING FACILITIES

CLR. WALSH:/CLR. RAFFAN

RESOLVED that Council meets with user groups at our Crest Athletic Facilities to develop priority list of works (inclusive of scope and cost) required to bring the facility up to a modern and renewed standard; and that this be provided to Councillors as part of their consideration of the 2025/26 financial year budget and Capital Works Program.

- CARRIED

ITEM 10.10

BDS (BOYCOTT, DIVESTMENT AND SANCTIONS) INVESTMENTS REVIEW

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 824 ON PAGE FOUR OF THESE MINUTES.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 23 JULY 2024

ITEM 10.11
(854)

COOKS RIVER ALLIANCE FUNDING

CLR. WALSH:/CLR. RAFFAN

RESOLVED that Council:

1. Acknowledge the NSW Government's commitment to the Cooks River, with the confirmation of funding of \$1 million over four years, and
2. Commends all those involved in making this funding a reality including the Cooks River Alliance, the State and Local Federal Members located along the River, the Minister for Environment, Penny Sharp, and local community organisations.

- CARRIED

ITEM 10.12
(855)

SPORTS COVERAGE BILL

CLR. WALSH:/CLR. RAFFAN

RESOLVED that Council:

1. Writes to the Federal Minister for Communications, The Hon. Michelle Rowland MP, to urgently review and amend the Prominence and Anti-Siphoning Bill, which currently favours streaming giants, to include laws to stop paid streamers from buying up the digital rights to major sporting events and putting them behind a paid firewall, and;
2. The Minister ensures that these iconic sporting events, like the AFL and NRL grand finals, cricket, soccer and other events are not out of reach of those who cannot afford to pay for multiple streaming subscriptions.

- CARRIED

ITEM 10.13
(856)

BANKSTOWN TO PARRAMATTA SERVICE

CLR. WALSH:/CLR. RAFFAN

RESOLVED that Council write to the NSW Minister for Transport seeking to reinstate the direct rail service from Bankstown to Parramatta.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 23 JULY 2024

ITEM 10.14
(857)

NSW GOVERNMENT HOUSING REFORMS
CLR. ISHAC:/CLR. ABOURAAD

RESOLVED that Council writes to the Minister for Planning and Public Spaces seeking genuine engagement with Councillors on housing reforms and clarity on the implementation of the low to mid rise controls.

- CARRIED

ITEM 10.15
(858)

FAIRMOUNT STREET RESERVE
CLR. WALSH:/CLR. RAFFAN

RESOLVED that Council staff be thanked for their work investigating and preparing the Capital Works Program that has seen Fairmount Street Reserve voted into the current Capital Works Program (2024/25).

- CARRIED

ITEM 10.16
(859)

MCCALLUMS HILL PUBLIC SCHOOL
CLR. WALSH:/CLR. RAFFAN

RESOLVED that Council investigate appropriate funding opportunities to accelerate the pedestrian fencing and lighting around McCallums Hill Public School and install pedestrian fencing along the school frontage and improved street lighting for the pedestrian crossing in McCallum Street and Remly Street.

- CARRIED

ITEM 10.17

EARLWOOD HPA TREE REMOVAL

That Council immediately cease all plans to remove the trees in Clarke Street, Earlwood and surrounding streets until the following:

- a) Council releases and explains the project scope of the works to the community and local ward councillors, all alternative options that have or have not been investigated, new tree species, maturity of trees and replanting timeline.
- b) Council releases all the reports it has relied upon for the project including infrastructure works etcetera.

CANTERBURY BANKSTOWN
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ON 23 JULY 2024

- c) That council hold a public information session at a time that interested persons can attend (i.e., weekends or week nights) in a local hall in Earlwood re the project.

HIS WORSHIP THE MAYOR DETERMINED THE MOTION IS OUT OF ORDER AND THEREFORE CANNOT BE MOVED.

CLR COOREY RETIRED FROM THE MEETING AT 8.37 PM.

SECTION 11: CONFIDENTIAL SESSION

(860)

CLR. ISHAC:/CLR. DOWNEY

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

Item 11.1 Rescission of DA 1512/2023

This report is considered to be confidential in accordance with Section 10A(2)(e) of the Local Government Act, 1993, as it relates to information that would, if disclosed, prejudice the maintenance of law.

Item 11.2 Chief Executive Officer Performance Review

This report is considered to be confidential in accordance with Section 10A(2)(f) of the Local Government Act, 1993, as it relates to matters affecting the security of the Council, Councillors, Council staff or Council property.

- CARRIED

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 8.37 PM AND
REVERTED BACK TO OPEN COUNCIL AT 8.48 PM.**

ITEM 11.1

RESCISSION OF DA 1512/2023

(861)

CLR. RAFFAN:/CLR. WALSH

RESOLVED that the information be noted.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 23 JULY 2024

ITEM 11.2
(862)

CHIEF EXECUTIVE OFFICER PERFORMANCE REVIEW

CLR. ABOURAAD:/CLR. RAFFAN

RESOLVED that

1. Council receive and note the Confidential CEO Performance Review Panel's Report prepared by the Facilitator SINC Solutions Pty Ltd, for the period 1 July 2023 to 30 June 2024.
2. Council notes the Chief Executive Officer's performance for the review period as determined by the panel was 'highly effective' in each of the four (4) Strategic Outcome/Topic areas and the five (5) Value Alignment criteria.
3. Given the 'more than satisfactory' performance criteria has been met, the Total Remuneration Package of the Chief Executive Officer increase for the duration of the contract by 1.75 percent being half of the salary percentage increase (3.5 percent) applied on 1 July 2024 to all NSW Local Government employees.
4. The Mayor and Chief Executive Officer complete the Performance Agreement for 1 July 2024 to 30 June 2025 with a focus on the items detailed in the 'Looking Ahead – Performance Agreement 2024/2025' section of the Report.
5. The Mayor be delegated the authority to finalise and sign all documentation as required.

- CARRIED

THE MEETING CLOSED AT 8.49 PM.

Minutes confirmed 27 AUGUST 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	Remembering Lalzawami Frankcom	35
4.2	Thank You to Outgoing Councillors	37
4.3	Ministers' Awards for Women in Local Government	39
4.4	Local Community Based Donations	41
4.5	Closure of the Torch	41A

Mayoral Minutes - 27 August 2024

ITEM 4.1 Remembering Lalzawami Frankcom

Councillors,

You often hear that Council should focus on roads, rates and rubbish, and while that is true, we must also show compassion and love for our community and be outspoken on issues which affect them.

The tragic death of Australian aid worker Lalzawami Frankcom, a resident of Canterbury-Bankstown, has captured world headlines and left family and friends mourning the loss of an angel.

The 43-year-old, known by most as Zomi, was killed along with six colleagues by an Israeli military drone strike, as they delivered much needed food and other supplies to the Palestinian people in Northern Gaza.

Official reports say the convoy had been attacked while driving in an area given special clearancean attack which was condemned by the Australian government.

Zomi was a caring humanitarian, joining World Central Kitchen, a non-profit organisation, providing aid to people in need around the globe. Her work in Gaza followed visits to communities hit by flooding in Pakistan and Bangladesh, caring for Ukrainian refugees in Romania, and residents in Haiti, and helping the victims of the devastation caused by an earthquake in Turkey and Syria. The true embodiment of a hero.

She lived most of her life in Canterbury-Bankstown, and when she wasn't travelling the world, she would spend time with her aunt, Leonie, at Canterbury. Her aunt remembering her as a kind, selfless person who left behind a legacy of compassion, bravery and love.

Thousands of tributes have been posted from around the world, tributes like this:
"Despite all that was happening around her, she always had a smile on her face, she smiled every day."

And another simply said:
"We will never forget her name or her sacrifice."

Councillors, we too must not forget her name or her sacrifice. Tonight, I propose we set aside an agreed location at Leslie Muir Reserve, Canterbury to plant a tree and install a plaque as a memorial tribute to honour and recognise her selfless humanitarian work.

The likely nominal cost of acquiring the tree and plaque should be accommodated from within Council's operational budget.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 27 August 2024

ITEM 4.2 Thank You to Outgoing Councillors

Councillors

Can you believe it's been three years since the last Council elections were held?

Well, it's that time again when residents go back to the polls to elect their preferred candidates in each Ward. . . . and, as I glance around the chamber, sadly there are a few of you that will not be contesting the ballot on September 14.

Putting party politics aside, I would like to acknowledge and thank fellow councillors Linda Downey, Charlie Ishac, Charbel Abouraad, Bhadra Waiba, and Jessie Nguyen for their valuable contributions.

Your representations and advocacy on behalf of your communities has made a real difference and without doubt also contributed to the overall betterment of our Council and City.

Being available 24/7 is a labour of love and sometimes comes at personal cost. It is often said that serving one master is difficult enough, let alone serving many masters!

Councillors, can we take a moment to thank our departing friends and wish them goodbye and good luck for the future.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 27 August 2024

ITEM 4.3 Ministers' Awards for Women in Local Government

Councillors,

As you have just heard, Councillor Linda Downey has chosen not to contest the next Council election . . .and what a way to end her stellar time serving our community than to be honoured with the Elected Representative Award, as part of the Ministers' Awards for Women in Local Government.

The prestigious award was presented at a special ceremony at Parliament House last week, attended by executives and representatives of some of the 128 local councils across NSW.

Councillor Downey was elected to the former Bankstown City Council in 2008 and served eight years, before being elected to the merged Canterbury-Bankstown Council in 2017. And, her victory in 2008 representing South Ward was quite historical, as no woman had been elected since its establishment in 1895.

She served as Mayor between 2014-2015 and later Deputy Mayor in 2021.

Councillor Downey is highly regarded in the Local Government sector, not to mention by staff and colleagues here at Council. She is a mentor to new Councillors and goes out of her way to assist and guide younger women, especially those from diverse ethnic and cultural backgrounds.

She is very much a straight shooter and while being softly spoken can be quite stinging in any debate, not only is she across the minute detail but she is also well versed on the rules.

During her term as Mayor she played a significant role in the City's commemoration of the 100 year anniversary of the landing at Gallipoli, and chaired the ANZAC Commemoration Committee.

As a long-time resident of our City, she has been a staunch and tireless advocate for her community and has fought and won many battles on their behalf. Her resounding election victories, testament of the respect and endearment she is held in.

Councillor Downey is a shining example for all women in local government, and the award bestowed upon her is most deserving and long overdue. Tonight, I propose Council acknowledges her accomplishment by hosting a morning tea in our boardroom.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 27 August 2024

ITEM 4.4

Local Community Based Donations

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

Embroiderer's Guild NSW Panania Group

The Embroiders Guild NSW Panania is a social group for anyone and everyone who loves to stitch or would love to learn. People of all ages and walks of life join the Guild for all sorts of reasons: following their creative urge; mastery of a new skill; a love of traditional crafts; memories of learning from family members; the company of like-minded people. The group hire the Padstow Senior Citizen Hall.

The group are requesting consideration for rental assistance for the hire of the Padstow Senior Citizen Hall. The current hall hire fees are \$2,269.20 for the financial year.

It is recommended that Council support a fee waiver of \$750.00 towards the hire of the Padstow Senior Citizen Hall.

AMUST Tenth Anniversary

This year marks the tenth anniversary of the Australasian Muslim Times (AMUST) as an independent media outlet. AMUST prides itself on amplifying diverse voices and promoting positive narratives within the Australian multicultural community.

Media is a key conduit for communication within communities. In a City as diverse as Canterbury-Bankstown we recognise the value of a media landscape that reflects the diversity of its community, ensuring multilingual audiences remain connected in.

To celebrate the occasion, AMUST will be holding an event on 15 September. AMUST is seeking financial support from Council by way of donation towards their event.

Council support a donation of \$500.00 towards the event.

RECOMMENDATION

1. Council support a fee waiver of \$750.00 towards the hire of Padstow Senior Citizen Hall, as outlined in the report.
2. Council support a donation of \$500 to AMUST towards its event to celebrate its tenth anniversary.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 27 August 2024

ITEM 4.5 Closure of the Torch

Councillors,

Saturday, June 12 1920, the light of the Torch newspaper was lit. Tomorrow, that light will be dimmed as the community's voice for more than 104 years closes its doors for the final time.

Founded, just after World War 1, by family patriarch Leslie Arthur Engisch, the weekly paper published without fear or favour and played a significant role in shaping our City over many generations.

From the early days of dirt roads, market gardens, no sewerage, milk and bread deliveries by horse drawn carts, our City had a lot of growing up to do. . . And when you consider there were no mobile phones, Facebook, social media or television . . . the weekly edition was always going to carry huge political sway and have a deep connection with the community.

The very first edition, all those years ago, was dull and lacklustre, and quite noticeably no vibrant colours or screaming headlines. The lead story was an introductory about the purpose of the paper and a declaration it was the newest of "journalistic babies entertaining ambitions, beyond merely chronicling the happenings of the district".

The front page also carried the blessings and the absentees from the previous Council meeting, local sports activities, an advertisement from Estate Agents Hopkins and Co and the clincher . . . a quarter page ad about what was showing at the Empire Theatre at Bankstown. For your interest it was a double programme of "Sauce For The Goose", starring Constance Talmadge and "A Daughter of Eve", featuring Violet Hopson. . . And, for nostalgia's sake, I will make mention of one advertisement which simply read: "Don't kill your wife with work, buy Richard's fresh fried fish".

Over the years, the Torch was a must read for locals, it told the story of locals during World War II, the birth of television, the moon landing, Queen Elizabeth's visit to Bankstown, the rise of Paul Keating to Prime Minister, the influx of thousands of new migrants, significant housing development, the 2000 Olympics, Covid and the success of sporting greats like the Waugh brothers, and Ian Thorpe. . . And, their coverage of the mighty Bulldogs and some of their greatest players past and present, too many to mention.

It covered the Good, the Bad and the ugly . . . from the murders and mayhem, to the anniversaries, birthdays and milestone celebrations, and the weekly sporting triumphs of everyday locals . . .

Other stories which made headlines included the shark attack in 1935 of local Beryl Morrin, near Kentucky Reserve at Georges Hall, resulting in both her arms being amputated. . . and there was the shocking case in 1956 of David Scanlon, dubbed the Kingsgrove slasher, breaking into homes and attacking 25 girls and women, or the tragic crash in 1969 of a Cessna plane

into the Burrendong Dam, the aircraft was piloted by Bass Hill resident, and Alderman Arthur Samuel Laundry, father of pub baron Arthur. And in 1984 they were one of the first on the scene of the Milperra bikie massacre.

One of the Torch's most fearless editors was Phil Engisch, who was on the record as saying he abhorred corruption. . . and he had plenty to write about! And according to some, his stinging front page headlines directly attributing to the demise of a few local politicians. However, the robust reporting came with the usual death threats, bashings and the eventual firebombing of the Torch building in Featherstone Street at Bankstown.

Councillors, as you have just heard, it has been an epic journey of commitment for storytelling and love for our community. . . a journey cut short for no other reason that the diminishing advertising market, the saturation of social media and increasing costs to operate.

To the Engisch family, current editor Mark Kirkland, who attended most Council meetings, and has been there for the past 25 years, all the hard-working staff and contributors, thanks for the memories. . . memories which will be archived in our City's history pages and there for future generations to come.

Councillors, I put the Mayoral Minute.

5 PLANNING MATTERS

The following items are submitted for consideration -

- | | | |
|-----|---|----|
| 5.1 | Report on Council's Performance in the Assessment of Development Applications for the 2023/24 Financial Year, Clause 4.6 Variations Approved for the Fourth Quarter of the 2023/24 Financial Year, Planning Related Legal Appeals, and the Status of Current Planning Proposals | 47 |
| 5.2 | Council's Draft Submission to the Bankstown Accelerated Transport Oriented Development (TOD) Precinct Proposal | 53 |

Planning Matters - 27 August 2024

ITEM 5.1

Report on Council's Performance in the Assessment of Development Applications for the 2023/24 Financial Year, Clause 4.6 Variations Approved for the Fourth Quarter of the 2023/24 Financial Year, Planning Related Legal Appeals, and the Status of Current Planning Proposals

AUTHOR

Planning

PURPOSE AND BACKGROUND

The purpose of this report is to provide Council information regarding:

1. Performance for processing of development applications for the 2023/24 financial year;
2. Development applications approved with a Clause 4.6 Variation for the fourth quarter of the 2023/24 financial year;
3. Planning related legal appeals currently before the Land and Environment Court; and
4. Active Planning Proposals.

RECOMMENDATION

That the report be noted.

ATTACHMENTS

[Click Here for Attachments](#)

- A. Clause 4.6 register for April to June 2024
- B. Planning related Court appeals as of 12 August 2024
- C. List of Active Planning Proposals 2024

POLICY IMPACT

This matter has no policy implications.

FINANCIAL IMPACT

This matter has no financial implications.

COMMUNITY IMPACT

The efficient processing of development applications plays a pivotal role in enhancing the housing supply, fostering job opportunities, expanding community amenities, and elevating the aesthetic appeal of our City. Our Council's impressive track record as one of the swiftest authorities in metropolitan Sydney when it comes to processing development applications is a substantial advantage for both the community and the industry.

Nonetheless, it is equally essential to ensure that our community is shielded from ill-advised development ventures. This report provides insights into instances where the Council has firmly opposed subpar development proposals. In such cases, the Council has demonstrated a commendable success rate in defending against appeals filed by applicants. Furthermore, the Council has been effective in orchestrating modifications to proposals, aligning them with relevant planning regulations, and promoting orderly development.

Similarly, the advancement of Planning Proposals serves as a catalyst for the New South Wales economy, generating employment opportunities, increasing housing availability, delivering vital infrastructure, and bestowing public benefits upon the community. It also plays a pivotal role in fostering urban renewal in areas where it is deemed appropriate, and it can be substantiated that a modification to planning regulations will yield enhanced outcomes for the locality. This determination takes into account a comprehensive range of factors, encompassing economic, social, and environmental considerations.

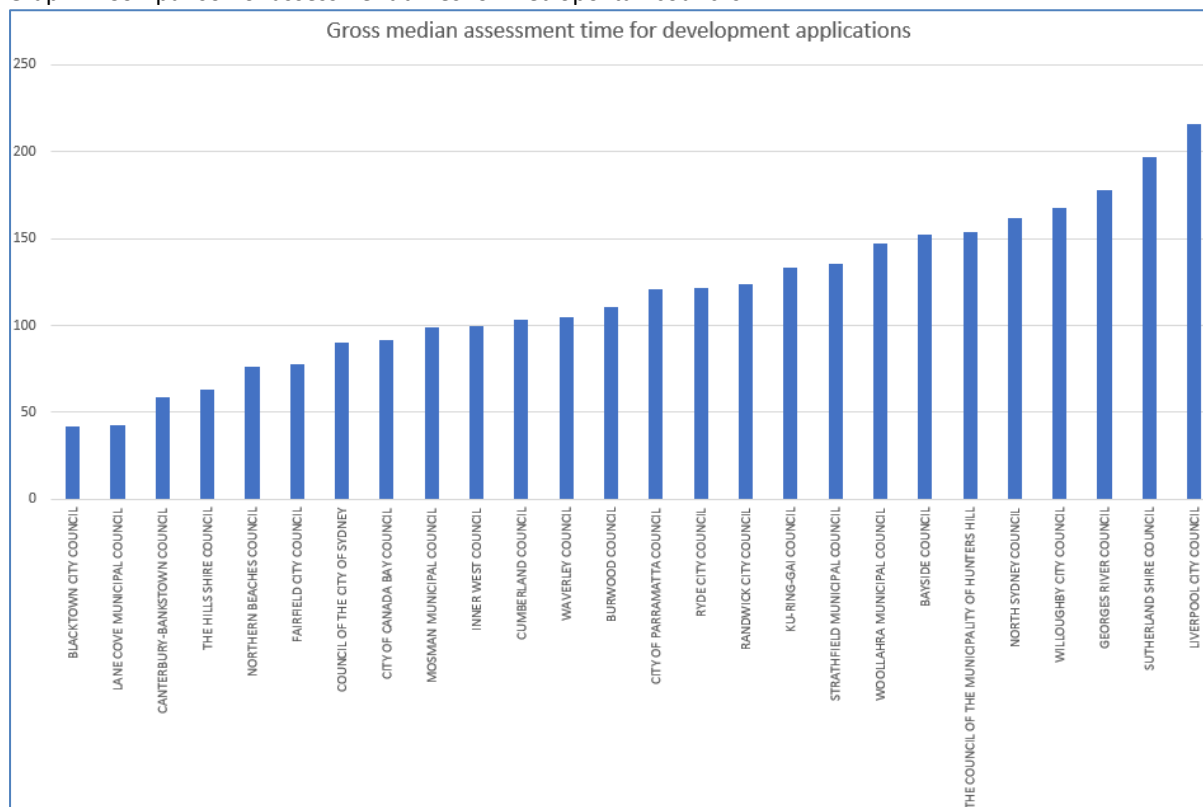
DETAILED INFORMATION

1. DEVELOPMENT APPLICATIONS

Processing of development applications for the second quarter of the 2023/24 financial year

For the 2023/24 financial year, Council determined 728 development applications and 230 Section 4.55 applications (applications to modify a development consent), with a total capital investment value of \$795,658,004. The median gross determination times for all development applications for the quarter was 59 days. As can be seen from Chart 1, this sees Canterbury-Bankstown Council as having one of the most efficient planning systems of all metropolitan councils, third fastest of the 26 metropolitan councils.

Graph 1. Comparison of assessment times for metropolitan councils



Reporting of development applications which involved a Clause 4.6 submission

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

During the second quarter of the 2023/24 financial year, a total of three variations to an environmental planning instrument were approved. The report provided at Attachment A is the required report and includes all results for the second quarter of the current financial year.

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

Attachment B to this report provides details of the appeals currently before the New South Wales Land and Environment Court, as of 12 August 2024. The attached list identifies a total of 23 active appeals. The report also provides information on appeals that have been finalised between 1 July 2022 and 12 August 2024. In that period there were 34 matters settled by way of a Section 34 agreement after amendments were made to the proposal to address Council's contentions. Seven appeals were discontinued by the applicant, four were dismissed and six appeals upheld but only after the applicant submitted amended plans as part of the Court process to address Council's contentions.

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

2. PLANNING PROPOSALS

At its Ordinary Meeting on 8 December 2020, Council resolved to receive a regular report detailing all planning proposals. The section below provides Council an outline of the Planning Proposals currently before Council and at what stages of the planning proposal process each is at. Planning proposals are considered by the Canterbury-Bankstown Local Planning Panel with the Panel advice being forwarded to Council for its consideration with exception of planning proposals that correct obvious errors, are minor in nature or that the Chief Executive Officer considers will not have any significant adverse impact on the environment or adjoining land.

Planning proposals are made public at the time of being considered by the Panel and prior to being considered formally by Council.

Council currently has seven planning proposals in progress which are outlined in the attachment to this report (and divided into stages represented in Figure 1 below). The largest of Council's applicant-initiated planning proposals remains the Bankstown Central site, with an approximate capital investment value of \$1.3 billion, however noting this is now included as part of the Bankstown Transport Oriented Development program led by the State Government as an Accelerated Precinct and therefore not proceeding as a standalone planning proposal. There are several other major urban renewal proposals at various stages of the process, including Chester Square mixed use proposal, a private hospital proposal at 11 Harp Street, Campsie and Council's Master Plan planning proposal for Campsie Town Centre.



Figure 1: Number of Planning Proposals at key stages of the process

Council does not currently have any planning proposals with the Department for finalisation, two are with the Department awaiting a Gateway determination and four have received Gateway determination to proceed to exhibition. Since the last Quarterly Update, the planning proposal for the former WSU Milperra campus site was finalised by the Minister for Planning and Public Spaces and came into effect on 14 June 2024.

Refer to Attachment C for the full list of active planning proposals.

ITEM 5.2 Council's Draft Submission to the Bankstown Accelerated Transport Oriented Development (TOD) Precinct Proposal

AUTHOR Planning

PURPOSE AND BACKGROUND

This report provides an overview of Council's submission to the draft Bankstown TOD Rezoning Package and the proposed pathway changes to support TOD Precincts Explanation of Intended Effects (EIEs), exhibited by the NSW Department of Planning, Industry and Environment (DPHI).

The draft Bankstown Rezoning Package EIE provides draft planning controls for the Bankstown City Centre, based on further analysis and peer review of Council's adopted Bankstown City Centre Master Plan (BCCMP) and supporting planning proposal. The proposed pathway changes to support TOD Precincts EIE was also exhibited to provide a fast-tracked, State-led approval process for significant development in the Bankstown City Centre. This fast-tracked process is proposed to be in place for any residential development with a value of \$60 million or more, for Development Applications (DAs) lodged until November 2027.

A single submission has been prepared addressing both policies. The Bankstown Rezoning Package EIE exhibition closes on 30 August. The proposed pathway changes to support TOD Precincts EIE exhibition closed on 9 August, however DPHI confirmed Council's ability to make a joint submission on both these matters.

ISSUE

The DPHI has exhibited two key policy changes that will impact development within the Bankstown City Centre, being the draft Bankstown Rezoning Package EIE and the proposed changes to development approval pathways for development over \$60 million within the Bankstown City Centre (along with seven other accelerated precincts).

The draft Bankstown Rezoning Package EIE largely seeks to implement the scale of change anticipated for the Bankstown City Centre through the BCCMP, adopted by Council in October 2021. This plan sought to accommodate an additional 12,500 dwellings and target 25,000 jobs and 25,000 students in Bankstown City Centre by 2036. In December 2023, the NSW Government announced Bankstown as an "Accelerated Precinct", seeking to fast track implementation of new planning controls. Whilst the exhibited EIE largely aligns with the BCCMP in terms of intensification and future growth, it does not provide sufficient clarity nor take a holistic approach on ensuring the City Centre is a vibrant, beautiful, sustainable and well-designed place. It also does not provide clarity with respect to supporting and enabling infrastructure, with the EIE not reflective of background studies prepared as evidence, the BCCMP nor the already exhibited Bankstown Central Planning Proposal. It is critical to the success of Bankstown as a City Centre that the plan is holistic and provides clarity and

direction, particularly with respect to infrastructure and funding from the State Government to support the planned growth.

The proposed pathway changes to support TOD Precincts EIE will mean that the DPHI is responsible for the assessment of large DAs within the Bankstown City Centre. Council recommends excluding the Bankstown City Centre from this policy, given Council's successful track-record of assessing and determining DAs, and Council's ambitions to ensure design excellence, sustainability and quality development is coordinated in an integrated way within the City Centre and through a supporting Development Control Plan (DCP), currently being prepared for exhibition.

RECOMMENDATION That -

1. Council endorse the draft Submission to the Bankstown Rezoning Package EIE and the proposed pathway changes to support TOD Precincts EIE.
2. The CEO have delegation to make final drafting and administrative updates to the submission.

ATTACHMENTS [Click Here for Attachments](#)

- A. Draft submission to the Bankstown Accelerated Transport Oriented Development Precinct Proposal

POLICY IMPACT

The Bankstown Rezoning Package EIE, if implemented by the NSW Government, will amend the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP), including with respect to amending land use zoning, height and floor space ratio controls, in addition to potential changes to Council's existing sustainability provisions, mix of uses provisions and other local provisions currently in the CBLEP.

The proposed pathway changes to support TOD Precincts EIE will amend the way Council's policies are implemented, with assessment and determination of DAs being processed by the DPHI rather than Council's planning staff.

Separately, Council is finalising a draft DCP for exhibition to respond to the proposed Bankstown Rezoning Package EIE. It is anticipated this will be exhibited and reported to Council later this year.

There are no immediate impacts on other Council plans and policies, however the package offers no certainty around infrastructure funding. Whilst the Canterbury-Bankstown Contributions Plan already reflects the anticipated growth in Bankstown, there is no certainty on the outcome of infrastructure on the Bankstown Central site, as the Planning Agreement and Planning Proposal have not been continued by the applicant in favour of incorporation of the site into the Bankstown Accelerated Precinct. This will have significant implications on planning for infrastructure, including regionally significant bus infrastructure.

FINANCIAL IMPACT

This submission has no immediate financial implications for Council, however implementation of the Bankstown Rezoning Package by the State Government may have implications on the delivery of key infrastructure in the City Centre, particularly with respect to the lack of clarity associated with delivery of public infrastructure on the Bankstown Central site as negotiated through the Planning Agreement process. This includes:

- Construction of a 5,000 square metre park along Rickard Road;
- Construction of a separated cycle way along the site's Rickard Road frontage;
- Construction of a shared path zone along The Appian Way;
- Construction of a 200 square metre incubator space, or equivalent monetary contribution to Council;
- Dedication of land for the extension of Jacob Street to accommodate regional significant bus routes; and
- A \$4 million contribution to a multipurpose facility.

There needs to be of clarity around funding and delivery of these important infrastructure items to support anticipated worker and housing growth on the Bankstown Central site, and the broader region, particularly with respect to bus infrastructure.

COMMUNITY IMPACT

The proposed rezoning of lands within the Bankstown City Centre will create capacity for new housing and jobs, in line with the vision set by the BCCMP. This will provide opportunities for

existing and future residents to live and work in the Bankstown City Centre, and continue to contribute to its community and economic life. Notwithstanding, Council's submission seeks to ensure that key aspects of implementation of the EIE are properly addressed, such as community infrastructure, sustainability and employment-generating development, to ensure positive community impacts in the long term.

DETAILED INFORMATION

Bankstown Rezoning Package EIE

In December 2023, the NSW Government announced that Bankstown would be an Transport-Oriented Development (TOD) Accelerated Precinct, and that it would fast-track rezoning of Bankstown within 1.2 kilometres of the train station and future Metro Station. Council made a submission to the TOD announcements in February this year, seeking to ensure the Bankstown Accelerated Precinct aligns with the adopted BCCMP.

On 16 July, the DPHI exhibited the Rezoning Package EIE for the Bankstown Accelerated Precinct. The package includes the EIE, explaining the proposed amendments to the CBLEP, as well as a series of background and technical studies to support the EIE. The EIE is based on a peer review of the BCCMP and the Bankstown Central Planning Proposal, which has been exhibited but not yet finalised. The boundaries of the Bankstown Accelerated Precinct. The boundary of the Accelerated Precinct has been adjusted to align with the BCCMP, as shown at Figure 1 below.

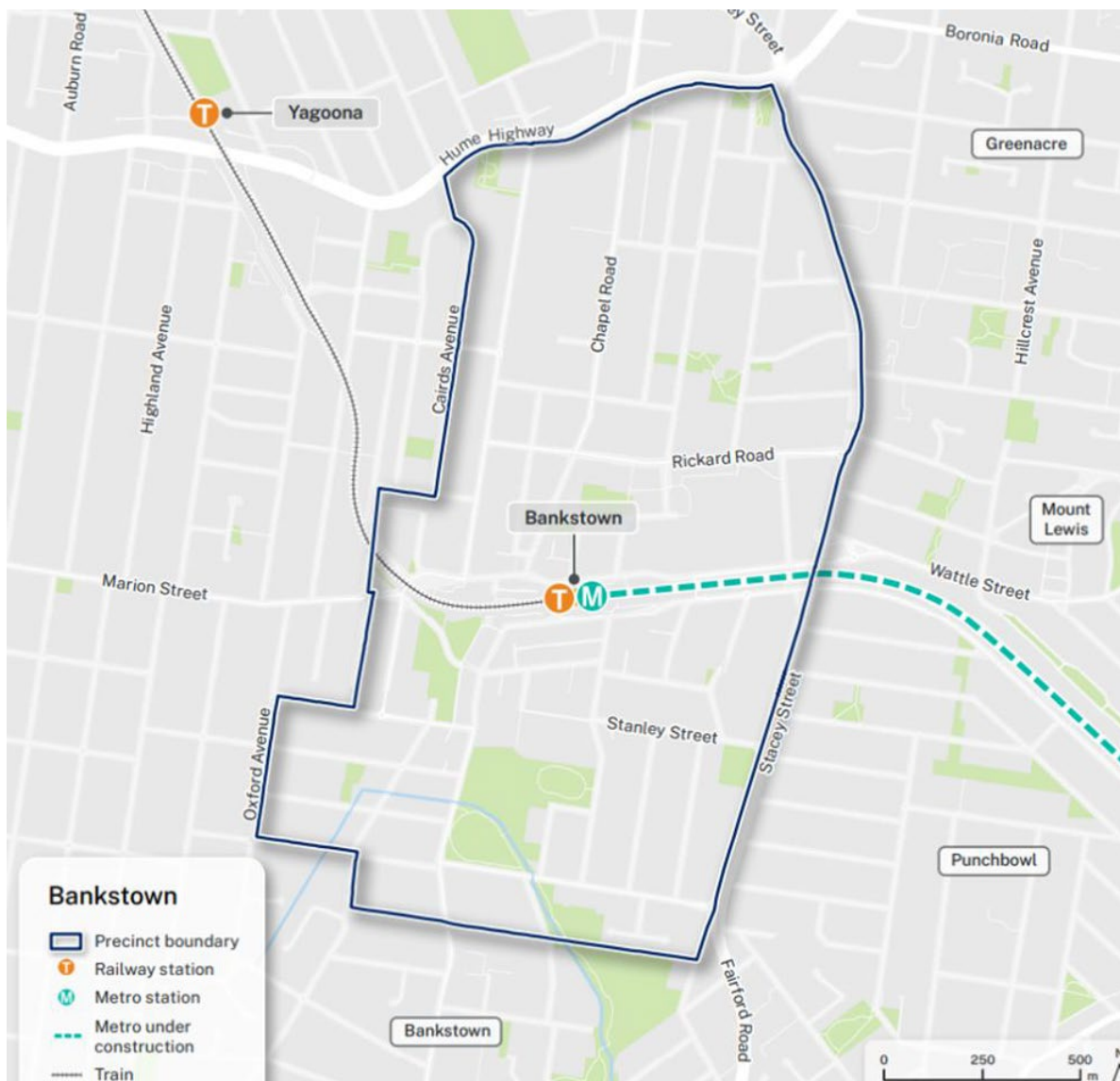


Figure 1. Bankstown Accelerated Precinct

The exhibited EIE proposes State-led changes to the CBLEP as follows:

- Amendments to the Land Use Zoning Map and provisions to include a new B3 Commercial Core zone;
- Amendments to the maximum height of buildings and maximum floor space ratio maps to align with the DPHI's urban design review of the BCCMP;
- Introduction of new key site controls to mandate a minimum amount of employment-generating floor space;
- Introduction of exempt development provisions to allow longer trading hours;
- Introducing a clause for mandatory affordable housing; and
- Proposed listing of heritage items, including the St Paul's Anglican Church.

The EIE also acknowledges that further work is required to be completed to confirm controls and the proposed approach to:

- Sustainability – Council in its BCCMP proposed a series of best-practice measures to enhance building sustainability and work towards its net-zero target by 2050. This included mandatory all-electric building, renewable energy generation requirements, dual reticulation of water and requirements for achieving high performance buildings for sustainability to achieve a floor space bonus of 0.5:1. There is a lack of clarity associated with the use of the sustainability clause moving forward. Council recommend that this be retained and revised in accordance with recommendations of the BCCMP;
- Active street frontages – It is proposed to require active frontages across the mixed use zone in the City Centre, however other employment-generating controls proposed by Council in the BCCMP and associated Planning Proposal were to also include ground and first floor non-residential uses and ensure no-net loss to existing employment floor space on sites. These provisions have not been included in the EIE, and are recommended to be pursued as proposed by Council; and
- Public Open Space – there is a lack of clarity around the delivery of further open space. Council believe that the DPHI's assessment of open space, that does not account for smaller neighbourhood parks (less than 3,000 square metres) is not appropriate given Bankstown's urban renewal context, and the potential to provide further open space around the hospital through the southern playing fields of LaSalle Catholic College, as proposed in the BCCMP.

Proposed Pathway Changes for TOD Precincts EIE

DPHI recently exhibited a separate EIE proposing policy changes intended to streamline development assessment in the TOD accelerated precincts through a new DA pathway. The EIE proposes:

- Establishing a new, temporary state significant development category for residential development valued over \$60 million that is located within the eight TOD accelerated precincts (including Bankstown);
- This alternate pathway would be in place until November 2027;
- Exempting the TOD accelerated precincts from the in-fill affordable housing bonuses under Chapter 2 of the Housing SEPP, meaning development in the TOD Precincts would not be eligible for the 30 percent height and floor space ratio bonuses for infill affordable housing provided elsewhere in the Greater Sydney region;

- Exempting the TOD accelerated precincts from the low and mid-rise housing reforms, meaning that future low and mid-rise housing changes to planning controls will not be taken from the Bankstown centre;
- Exempting local and regionally significant development within the TOD accelerated precincts from certain concurrence and referral requirements that are not considered 'high-risk'; and
- DPHI is presently developing risk criteria to determine which concurrence and referrals could be switched off in the TOD accelerated precincts, and seeking feedback from stakeholders, councils, agencies and the development sector. The intention is to 'switch off' concurrences and referrals that duplicate considerations carried out at a rezoning stage, or that are irrelevant. This proposal is clearly directed at reducing DA assessment timeframes. Council is yet to see the detail around risk and exemptions.

Council supports the exemption of these centres from the affordable housing and low to mid rise housing reforms, as the master planning process for these centres sets the ideal design and built form outcome, that should not then be compromised or duplicated by separate bonus or density controls.

Council does not support the alternate SSDA pathway, as this will take DA assessment out of the hands of local Council, and also undermine the significant work that has informed Council's DCP, given that this becomes a discretionary standard for State Significant DAs. Canterbury-Bankstown Council is one of the best performing Councils in NSW with respect to DA assessment times, and has the capability to continue this whilst managing large-scale DAs in the City Centre.

Key Issues Raised in the Submission

Whilst the exhibited EIE generally delivers on the intensification strategy and intent of the BCCMP, the following key issues are raised in the submission for the DPHI's consideration and response.

Employment-Generating Floor Space

Bankstown City Centre is the Local Government Area's primary centre and focus for jobs and institutional development. A successful health and education precinct, as Bankstown has been designated by the State Government, not only requires office space, but also supporting capacity for institutional development (such as private hospitals, medical facilities, university and research space). These types of uses generally cannot occur within shop top housing type development. Whilst the EIE retains the commercial core proposed by the BCCMP, it does not provide certainty on other important provisions that will ensure the long term success of Bankstown City Centre as a critical local and regionally significant health and education, strategic centre. It is also noted that Canterbury-Bankstown has five declared "TOD Precincts", where the DPHI will be implementing residential housing intensification around railway stations in Canterbury, Belmore, Lakemba, Wiley Park and Punchbowl, in addition to the significant housing growth envisaged under the adopted Campsie Master Plan. It is therefore imperative that Bankstown's role is supported as a key employment and institutional centre, not just a centre for housing. The following provisions should be reinstated into the EIE, as proposed under the BCCMP:

- **Ensuring no net loss of employment-generating floor space** – a requirement that any sites within existing employment-generating floor space are to maintain the same quantum or more in any redevelopment of the site;
- **Mandating ground and first floor employment-generating uses** in the mixed use zone, or at a minimum, within the current prescribed core and around the proposed hospital. The proposed EIE does not seek to continue to this long-standing controls which has contributed to the availability of small scale office and retail development within the City Centre. Council recommends maintaining this control as proposed by the BCCMP in the mixed use zone, or maintaining the current provision and expanding it to include the mixed use zone around the proposed new hospital; and
- **Mandating the minimum requirement for employment-generating floor space on key sites**, particularly the western end of the Bankstown Central site, the Compass Centre site and sites along Restwell Street, south of the Bankstown Metro Station. These sites were identified for having an appropriate size and proximity to the Metro Station to be capable of accommodating 50 percent employment-generating uses. The draft EIE seeks to reduce the minimum quantum of non-residential floor space to 1:4 to 2:1 on these sites. Whilst Council recognises the need to ensure short and medium term housing capacity, the submission continues to advocate that long term employment-generating development should be fostered on these key, large sites. Council is ready to work with the DPHI to ensure long term employment-generating development is not compromised, whilst continuing to allow for short and medium term housing delivery.

Infrastructure Funding and Delivery

The EIE itself does not propose any changes to Council's current contributions plan, and recommends continuing discussions with Bankstown Central regarding proposed infrastructure on that site that had been negotiated through the Planning Agreement process. Furthermore, it does not discuss priorities or the distribution of funding of the \$520 million being allocated to the eight accelerated precincts.

Firstly, it is noted that Council's adopted Contributions Plan gives regard to the envisaged growth in the Bankstown City Centre, both through the BCCMP and the Accelerated Precinct. However, background and technical studies provided to support the EIE recommend a number of infrastructure changes that require further detail from the DPHI prior to implementation. These include:

- Clarity on proposed funding mechanisms for the open space shortfall in the northern half of the City Centre. The DPHI studies and the EIE identify that there may be a need for further open space. It also identifies Council land, including the Meredith Street Car Park, and adjacent sites, as being suitable for additional open space. Council recommends that any additional open space identified by the DPHI as necessary to support growth should be funded by DPHI through an appropriate mechanism, given Council has determined the adequacy of open space through the BCCMP and amended the Contributions Plan accordingly. Furthermore, there is opportunity through this process to work with the Sydney Catholic Archdiocese and LaSalle Catholic College to get unencumbered and publicly accessible open space of at least 3,000-4,000 square metres on the southern playing fields (west of the hospital) by limiting the area of potential future development on the site, and providing an appropriate height and floor space ratio that would allow

for use of part of the site as open space. This site was identified for potential open space through the BCCMP;

- Clarity regarding the distribution of the \$520 million of funding allocated from the Housing and Productivity Contributions towards the eight accelerated precincts. It is imperative that Council receives a commensurate share of the allocated \$520 million for accelerated precincts in Bankstown – specifically, \$105 million based on its proportional contribution of 12,500 dwellings to the total 61,855 dwellings planned across Greater Sydney. Applying the \$520 million equally, without considering housing delivery potential, would result in Bankstown receiving approximately \$65 million, significantly less than its proportional share based on its contribution to housing delivery;
- The BCCMP provides an advocacy platform for State and regional infrastructure to support the planned growth of the Bankstown City Centre, this includes city-shaping projects such as direct rail connectivity to Parramatta and Liverpool, to delivering the grade separation of the Stacey Street and Hume Highway intersection. A clear plan for infrastructure phasing and delivery is required by the State Government in consultation with Council to ensure Bankstown's role as a strategic centre can be realised; and
- Clarity around a new multi-purpose facility, noting that the EIE does not include floor space incentives for the PCYC and Anglican Church sites, identified in the BCCMP as being sites to accommodate upgrades and/or new multi-purpose, publicly accessible facilities.

Bankstown Central Site

The EIE includes the Bankstown Central site, shown outlined in red below. This site comprises 11 hectares of land within the City Centre, being the largest and the most significant site in terms of housing and jobs delivery. As noted above, this site was subject of a separate Planning Proposal with a supporting Planning Agreement. The Planning Proposal, a draft DCP and the draft Planning Agreement have all been exhibited for public exhibition, and are at the final stages of finalisation.

The EIE states that the DPHI recommend the applicant and Council continue to work towards finalisation of the planning agreement, however rezoning the site through a State-led process means the Planning Agreement is no longer tied to a planning proposal or Development Application, and is therefore no longer valid.

This creates a significant risk that future development on the site is inadequately supported by infrastructure, negotiated through the Planning Agreement, and that significant regional infrastructure, such as a new bus interchange and layover, can no longer be delivered through an option that provides the best outcome for our City.

It is strongly recommended that prior to any rezoning, the negotiated Planning Agreement outcomes are incorporated into the CBLEP or an appropriately designed alternative to ensure there is no shortfall in infrastructure, and to ensure the best city and regional outcome for buses can continue to be realised.



1. *Figure 2. Bankstown Central Site*

Other Matters

The submission also addresses other matters including:

- Ensuring alignment of height and floor space ratios with the BCCMP recommendations;
- Addressing the heritage significance of the proposed Vimy Street Heritage Conservation Area, identified in the BCCMP as having heritage significance, but not supported by the DPHI;
- Providing recommended changes to Council's design excellence clause to capture designing for Country and ensuring all major development applications are reviewed by Council or State design review panels;
- Including the BCCMP proposed rezoning of 53 De Witt Street to provide certainty for the ongoing industrial use of the property, currently zoned entirely as industrial land; and
- Other minor matters related to alignment of the EIE with Council's planning proposal.

Next Steps

Following exhibition, the DPHI will continue to finalise the two policies for gazettal. Council has no decision making role in these matters.

Separately, in response to the State-led control change, Council will finalise a draft DCP for exhibition and reporting back to Council post-exhibition.

6 POLICY MATTERS

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

7 GOVERNANCE AND ADMINISTRATION MATTERS

The following items are submitted for consideration -

- | | | |
|-----|---|----|
| 7.1 | Quarterly Progress Report of the 2023/24 Operational Plan, Delivery Program and Budget to June 2024 | 67 |
| 7.2 | Cash and Investment Report as at 31 July 2024 | 81 |
| 7.3 | Creation of Easements for Drainage at 24 Clapham Road and 23 Mary Street, Regents Park | 85 |

Governance and Administration Matters - 27 August 2024

ITEM 7.1 Quarterly Progress Report of the 2023/24 Operational Plan, Delivery Program and Budget to June 2024

AUTHOR City Future

PURPOSE AND BACKGROUND

The review provides the final progress update on the delivery of Council's 2023/24 Operational Plan and 2022-25 Delivery Program, covering the period from 1 April 2024 to 30 June 2024.

Separately, the report considers the review of Council's financial results and proposed budget adjustments for the June 2024 Quarterly Budget Review period.

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.

RECOMMENDATION That -

1. Council note the quarterly review of the 2023/24 Operational Plan and 2022-25 Delivery Program to 30 June 2024.
2. Council adopt the June 2024 Quarterly Budget Review as outlined in this report.
3. Council authorise the budget variations for the June 2024 Quarter – as outlined in Attachment C – Annexure A.
4. Council authorise the carryover of budgets to complete certain capital and operating projects - including capital grant income - commenced throughout the 2023/24 financial year – as outlined in report.

5. Council adopt the budget adjustment's for grants awarded to Council during this quarter - as outlined in the report - and that the variations be reflected in the September 2024 Quarterly Budget Review for 2024/25, accordingly.
6. Council apply all rates and charges written off during the year to its rating databases in satisfying its obligation under the *Local Government Act 1993* and *Local Government (General) Regulation 2021*, as outlined in the report.
7. Council note the write-off of sundry debts for the 2023/24 financial year, as outlined in the report.
8. Council notes the attached report on the provision of expenses and facilities to the Mayor and Councillors, for the period 1 January 2024 to 30 June 2024.

ATTACHMENTS

[Click Here for Attachments](#)

- A. Attachment A - 2023-24 Operational Plan - Q4 Summary Report
- B. Attachment B - 2023-24 Operational Plan - Q4 Detailed Report
- C. Attachment C - Capital Expenditure Summary -Recommended Changes to the Budget

POLICY IMPACT

The review of progress in implementing our IP&R documents is prepared in accordance with Section 406 of the *Local Government Act 1993* and the NSW Office of Local Government Integrated Planning and Reporting Guidelines, which require regular progress reports to be provided to Council and community on the delivery of the Community Strategic Plan and Council's combined Delivery Program and Operational Plan. Reports are provided to Council each quarter, also outlining Council's financial position.

The budget 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.

FINANCIAL IMPACT

The report presents Council's operating result as at 30 June 2024. Whilst preliminary in nature, Council's financial position reflects a sound and stable financial position. A further assessment will be provided once Council's 2023/24 Annual Financial Reports are presented to Council.

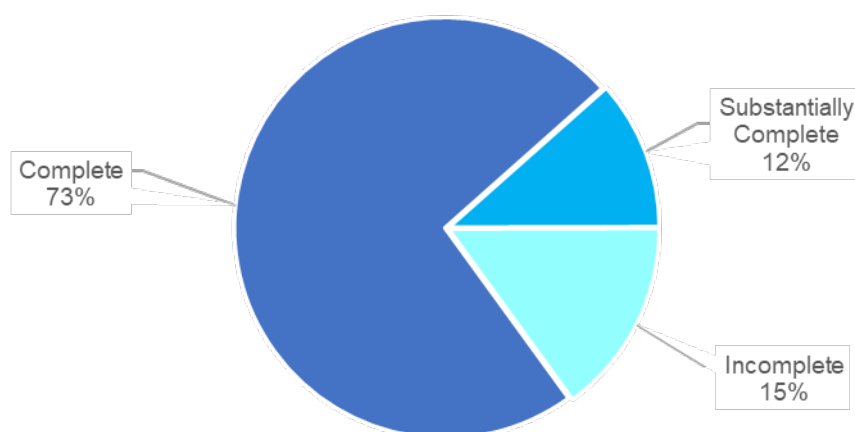
COMMUNITY IMPACT

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 Operational Plan and Delivery Program, as well as an update on the financial position at 30 June 2024.

DETAILED INFORMATION

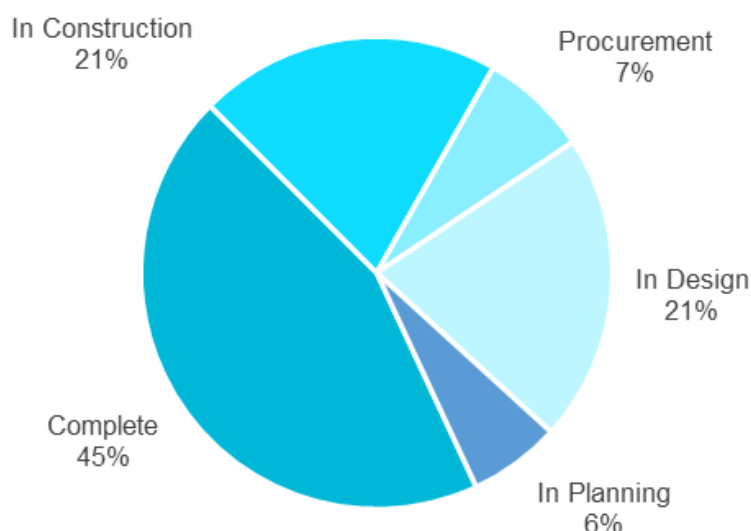
PART A - Quarterly progress on the delivery of the 2022-25 Delivery Program and 2023/24 Operational Plan to 30 June 2024

At the close of the 2023/24 financial year, 85 percent of the Operational Plan's actions and programs were complete or substantially complete. Some of the incomplete projects will continue to the 2024/25 Operational Plan, while others will be reviewed to determine future action.



At the close of the 2023/24 financial year, 66 percent of Council's capital works program was either complete or in construction. Of the 120 completed projects, 64 were roads, bridges, and traffic management projects, 14 were building projects, 28 were open space projects, 10 were drainage and water devices and four were town centre projects.

For more information about expenditure, see Part B of this report.



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.

Highlights for the 1 April 2024 to 30 June 2024 quarter are summarised below.

Safe and Strong

- Youth Week activities offered a broad range of activities for children and youth across the City between 11 and 21 April;
- Refugee Week was celebrated between 16 and 22 June; and
- CBCity First Nations Cultural Hub and Resource Centre was officially opened on 15 June.

Clean and Green

- World Environment Day was celebrated on Saturday 1 June at the Bankstown Arts Centre;
- Nearly 12 tonnes of e-waste and over 32 tonnes of household chemicals were collected at events in May and June; and
- New Bushcare volunteer site established at Broughton Street, Canterbury in partnership with Sydney University.

Prosperous and Innovative

- Nineteen high school aged children were selected for the 2024/25 Talent Advancement Program;
- The Bankstown +10 event was held in June in partnership with the Committee for Sydney as part of Council's CBEvolve program; and
- Council continued its work with the Canterbury-Bankstown Chamber of Commerce in May with the second Youth Expo which was hosted at Western Sydney University's Bankstown campus.

Moving and Integrated

- Completed the bike path adjacent to Cup and Saucer Creek through Pat O'Conner Reserve;
- Completed six road resurfacing projects at Leicester Street, Chester Hill; Gascoigne Road, Birrong; Polo Street, Revesby; Eldridge Road, Condell Park; Bonds Road, Riverwood; Marion Street, Condell Park; and two carpark upgrades in Downes Street, Belfield; and Wilbur Street, Greenacre; and
- Council secured over \$1.1 million in funding for active transport initiatives under the 2023/24 Get Active NSW grants.

Healthy and Active

- Paul Keating Park play space nearing completion; and
- The Greenacre Community Place Urban Design Study was completed, and a framework was endorsed to guide future opportunities at the site.

Liveable and Distinctive

- The Transport for NSW Safer Cities: Her Way program, was completed in late June with installations at Gillies Reserve, the Women's Rest Centre and Station Plaza in Lakemba. The installations focus on the experiences of women and girls, with the aim to increase their safety and access to public spaces, enable them to move freely and alone in their community, and to increase women and girls' engagement with how spaces in their community are designed and managed; and
- The Campsie Hub redevelopment project, as a part of the Campsie Town Centre Masterplan was amended to include replacement of the existing Campsie Administration Building with a new, multi-purpose facility. The proposed facility will include a library, multipurpose meeting spaces, and staff office space.

Leading and Engaged

- Council adopted an updated CBCity 2025, incorporating Council's Delivery Program and Operational Plan for 2024/25, and Resourcing Strategies for Finance and Assets;
- Three Citizenship Ceremonies were held, and a total of 395 people were conveyed; and
- Council signed funding agreements with the Federal Department of Infrastructure, Transport, Regional Development and Communications for \$10 million of funding under the Priority Infrastructure Program and the Investing in Our Communities Program.

PART B – JUNE 2024 QUARTERLY BUDGET REVIEW

Whilst still quite preliminary, Council's assessment of its year-end result reflects a reasonably positive result for Council compared to budget and supports that it has ended the financial year in a sound financial position.

Council's net operating surplus of \$36.7 million for the year, reflects a positive variance of \$13.7 million to that forecast at the March 2024 Quarterly Budget Review. As outlined in more detail further in the report, the net improvements are largely attributable to:

- Financial Assistance Grant – Upfront payment of 2024/25 grant \$11.1 million
- Operational Projects not completed and to be carried over \$15.6 million

Whilst Officers are currently finalising year-end financial reports, prior to referring them to our External Auditors, Council's preliminary draft financial performance (Income Statement) for the 2023/24 financial year confirms that we have ended the financial year in a sound financial position.

CANTERBURY-BANKSTOWN COUNCIL
INCOME STATEMENT
Budget Review for quarter ended 30 June 2024

Description	Actual	Budget Mar'24	Variance
	\$000	\$000	\$000
INCOME FROM CONTINUING OPERATIONS			
Rates and Annual Charges	290,786	291,410	(624)
User Charges and Fees	21,469	20,514	955
Interest and Investment Revenue	24,764	22,995	1,769
Other Revenues	22,881	19,240	3,641
Grants and Contributions Provided for Operating Purposes	23,711	12,605	11,106
Other Income	7,140	6,493	647
TOTAL INCOME FROM CONTINUING OPERATIONS	390,750	373,258	17,492
EXPENSES FROM CONTINUING OPERATIONS			
Employee Benefits and On-costs	162,989	173,167	(10,178)
Borrowing Costs	1,101	1,302	(201)
Materials and Contracts	134,260	153,173	(18,913)
Depreciation and Amortisation	91,829	95,557	(3,728)
Other Expenses	11,783	16,157	(4,374)
Net Loss from Disposal of Assets	626	-	626
TOTAL EXPENSES FROM CONTINUING OPERATIONS	402,588	439,356	(36,768)
Net Operating Result for the Year Before Grants and Contributions Provided for capital purposes	(11,838)	(66,099)	54,261
Add: Grants and Contributions Provided for Capital Purposes	48,534	89,101	(40,567)
Net Operating Result for the Year	36,696	23,002	13,694

A summary of the material variations to Council's estimates when compared to that reported as part of the March 2024 Quarterly Budget Review is as follows:

Income from Continuing Operations

Council received income totalling \$390.8 million throughout the year, a positive variance of \$17.5 million to that reflected as part of the March 2024 Quarterly Budget Review.

The net variance is largely attributable to an advanced payment for Council's 2024/25 Financial Assistance Grant of \$11.1 million, and a slight increase to projected Interest Income and Other Revenues. Given the nature of these transactions – these funds will be restricted and released as part of Council's 2024/25 Budget.

Separately, Councillors will note that Capital Grants and Contributions received for the period were \$48 million. The remaining projected funding of \$40.6 million is expected to be received throughout 2024/25 – as the specific projects are completed.

Expenses from Continuing Operations

Whilst still subject to change, particularly to reflect certain accrued expenses, generally, Council's operating expenditure for the year has been reasonably positive. In total, expenditure for the year was \$402.6 million, \$36.8 million less than previously forecasted.

Notwithstanding the variance, Councillors should note that the figures are subject to change – particularly given the need to reflect/apply a number of accrued expenses (expenses incurred but not yet payable such employee entitlements) – including applicable adjustments to reflect the relevant impact on Council's cash reserves - prior to finalising and submitting them for audit.

On that basis – and whilst preliminary – the variance accounts for operational projects not yet completed as at 30 June 2024 totalling \$15.6 million, particularly those funded through government grants and contributions as well as Depreciation Expense (Non-Cash) and asset write-offs of around \$5.0 million. Importantly, Council is still yet to finalise all its accrued expenses such as workers compensation costs as determined by its actuary & employee leave entitlements (non-cash entries), which will have an impact Council's financial results.

All carryover funding identified will be restricted as part of Council's cash reserves and carried over into the 2024/25 financial year for completion.

A complete assessment of Council's year end-result will be submitted to Council once the external audit has been completed.

Capital Works

In terms of capital works, Council expended approximately \$82.2 million during 2023/24, a significant investment in infrastructure and services throughout our City. In total over \$19.2 million was spent on roads, pathways and traffic management assets, \$15.5 million on parks, community and sporting fields, \$13.8 million on community buildings and other structures, \$10.3 million on town centres, \$13.3 million on irrigation, drainage and flood mitigation.

A summary of Council's capital budget, actual expenditure for the year and carryovers is noted as follows:

CANTERBURY-BANKSTOWN COUNCIL
CAPITAL EXPENDITURE AND CARRY OVERS
Budget Review for quarter ended 30 June 2024

Description	Budget \$000	Actual \$000	Carryovers \$000
CAPITAL BUDGET			
Bridges	2,404	700	1,704
Buildings	61,276	13,601	47,675
Carparks	2,942	1,407	1,535
Drainage Conduits	35,217	13,234	21,983
Waste Management	18,814	1,100	17,714
Other Structure	1,747	204	1,543
Town Centres	17,502	10,263	7,239
Open Space	28,518	14,652	13,866
Park/Street Furniture, Signs, Fences	621	361	260
Park Lighting	1,286	486	800
Pathways and Boardwalks	10,205	3,815	6,390
Road Pavement	10,055	8,028	2,027
Traffic Management Devices	9,753	5,278	4,475
Water Courses, Water Quality Devices	698	108	590
Operational Assets	18,404	9,005	9,399
TOTAL CAPITAL EXPENDITURE	219,442	82,242	137,200
CAPITAL FUNDING			
General Fund	2,950	2,950	-
Grants	69,459	24,884	44,575
Sec 7.11/7.12	55,215	19,566	35,649
Stormwater Levy	5,258	3,529	1,729
Other Reserves	86,560	31,313	55,247
TOTAL CAPITAL FUNDING	219,442	82,242	137,200

As noted in the above table, given the nature and timing of certain projects, a further amount of \$137.2 million of funding will be restricted and carried over to the 2024/25 financial year to ensure their completion.

By way of summary:

- The majority of the \$137.2 million requested capital carryover projects have commenced throughout the 2023/24 financial year and are planned to be completed during 2024/25; and
- The requested carryover amount of \$137.2 million is premised on Council receiving a further \$41.3 million of specific grant funded capital projects – as the projects are completed throughout the 2024/25 financial year. Some of the larger capital projects to be carried over include;

Project Description	Amount \$M
Canterbury Leisure and Aquatic Centre design and construction	15.7
North Terrace Culvert Duplication	12.8
Thurina Community Centre design and construction	5.8
Milperra Drain Widening Master Plan Stage 2	6.5
Padstow Park new amenities building	5.0
Waterworth Park upgrade	3.9
Campsie Cultural Hub	2.8
Memorial Oval facility upgrades	2.3
The Crest Soccer Sportsfield	2.9
Beaman Park eastern fields restoration	2.6
Croydon Park Sportsfield	1.7
Highcliff Road Embankment	1.5

On that basis, it is proposed that an amount of \$137.2 million of funding be carried over to complete all projects commenced but not yet completed throughout the 2023/24 financial year. Separately, an amount of \$41.3 million of grant funding yet to be received, be reflected in Councils 2024/25 budget to fund the capital works carryovers.

A complete/detailed summary of all budget variations – and their funding – is reflected in Attachment C- Annexure A.

Separately, Council has also been advised that it will be allocated a further \$5.5 million of Government Grants for specific projects throughout the city. These grants are presently not reflected in Council's budget, though it is proposed to acknowledge them and reflect them in Council's September 2024 Quarterly Review process, accordingly.

A summary of the individual Grants are as follows:

Grant	Project Description	Amount (\$)
Roads to Recovery	Albert Street Resurface from Beaconsfield Street to Carrington Street	270,000
Roads to Recovery	Highcliff Road and Jackson Place Rehabilitate from Bayview Avenue to H.NO. 45+Jackson Place	850,000
Roads to Recovery	Hillcrest Avenue Rehabilitate from Mimosa Road to Banksia Road	590,000
Roads to Recovery	Raine Road Resurface from Doyle Road to Cahors Road	300,000
Roads to Recovery	Urana Street Rehabilitate from Binna Burra Street to CDS	427,000
Black Spot 2024/25	Banksia Road at Waterloo Road, Wangee Road, Greenacre - Pedestrian crossing improvement	383,000
Black Spot 2024/25	Cambridge Avenue at Northam Avenue, Bankstown - Redesign annulus	145,534
Black Spot 2024/25	Eldridge Road at Gallipoli Street, Condell Park - New lighting	12,400
Black Spot 2024/25	Eldridge Road at Herbert Street - New Pedestrian Refuge	148,000
Black Spot 2024/25	Evaline Street at Loch Street - Roundabout Improvements	183,500

Black Spot 2024/25	Glassop Street and The Avenue, Bankstown - Roundabout	536,000
Black Spot 2024/25	Hector Street at Rodd Street and Jocelyn Street - Roundabout	502,476
Black Spot 2024/25	Leylands Parade (Moreton Street-Burwood Road) - two Raised Thresholds	147,221
Black Spot 2024/25	Marion Street at Manahan Street - Speed humps and upgrade of splitter islands	256,000
Black Spot 2024/25	Tennyson Road at Hume Highway - Install a Pedestrian Refuge	110,000
Black Spot 2024/25	Wellington Road (Woods Road-Auburn Road) - Traffic Calming	271,000
Active Transport 2024/25	Outside Chullora market place - Pedestrian crossing with kerb extensions	384,000
Total		5,516,131

A further report outlining Council's projects will be provided when the 2023/24 annual financial reports are finalised and presented to Council for its information.

Unrestricted Cash Position

Again, whilst preliminary in nature, Council's level of unrestricted cash as at 30 June 2024 was as follows:

Unrestricted Cash Balance	Budget \$M	Actual \$M	Variance \$M
Total Cash and Investments	389,785	530,957	141,172
Less: Internal Restrictions	175,633	216,568	40,935
Less: External Restrictions	208,276	304,659	96,383
Total Unrestricted Cash and Investments	5,876	9,730	3,854

Councillors should note a number of adjustments are yet to be processed which will vary Council's level/value of restrictions (such as - reconciling the total amount of grants and contributions and the Domestic Waste Reserve) as part of our year end processes.

A complete assessment of Council's Financial Position (Balance Sheets), Cash Flow and accompanying financial notes will be provided to Council for its consideration, as part of Council's annual external audit process.

WRITING OFF OF RATES AND CHARGES AND SUNDRY DEBTORS AT 30 JUNE 2024

In accordance with certain statutory requirements as outlined in the *Local Government Act, 1993* and Council Policies, Council is required to make necessary adjustments to the level of income received by Council throughout the financial year, specifically relating to Rates and Annual Charges and Sundry Debts.

A broad summary of the required changes are as follows:

RATES AND ANNUAL CHARGES

The major component of the adjustments is to reflect the amount of rates and charges written off which are attributable to pensioners' and to those properties that become eligible for exemption from all rates throughout the year in accordance with the *Local Government Act 1993*.

The table below details a summary of the adjustments to rates and charges during the 2023/24 financial year:

Details	Amount * (\$)
Rates & Charges	31,416
Pensioner – Statutory	4,445,194
Pensioner – Council	711,231
Total	5,187,841

* Includes amounts for Rates, Annual Charges and Interest

It is proposed that Council resolve to apply the noted adjustments to Councils' rating databases to satisfy its obligations under the *Local Government Act 1993* and the Local Government (General) Regulation 2021.

SUNDRY DEBTS

The Chief Executive Officer's delegation authorises the writing off of debts (individual transactions) due to Council which are considered uncollectable (up to \$10,000), provided such write offs are reported to Council.

Debts are only written off if:

- The debt is not lawfully recoverable;
- A court has determined that the debt is to be written off; and
- The Council or the Chief Executive Officer believes on reasonable grounds that any attempt to recover the debt would not be cost effective.

The agreed write-offs have each been individually assessed with Council's external mercantile agent in arriving at its decision.

The following table details a summary of the individual sundry debtor amounts written-off by the Chief Executive Officer at 30 June 2024 under delegation.

Delegated Write-Offs	Amount (\$)
Road/Footpath Restorations	23,188.64
Shop & Food Premises Inspection Fees	22,683.85
Trade Waste	9,625.38
Facility Hire	9,544.41
Commercial Use of Footways	8,933.30
Illegal Dumping	5,794.33
Car Space Rentals	3,401.19
Other Sundry Debts	
- Boarding House Inspections	723.00
- Library	594.62

- Meals on Wheels	531.30
TOTAL	85,020.02

COUNCILLOR EXPENDITURE REPORTING – 01 JANUARY 2024 TO 30 JUNE 2024

Having regard to Council's Councillor Expenses and Facilities Policy, Council is required to report on expenses incurred by Councillors every 6 months – Clause 14.2.

A summary of expenses incurred for the financial year are as follows:

Detailed Breakdown by Councillor (\$)							
	Training & Study Assistance Incl AICD	Travel (intrastate)	Conference/ Seminars (intrastate)	Councillor Fees	Mayoral Fees	Expenses Other	Printing
Clr Asfour				17,295.00			
Clr Zakhia #	8,933.40		1,018.18	17,295.00		181.82	
Clr El-Hayek			1,018.18	17,295.00	45,457.98		
Clr Ishac #	8,933.40		1,018.18	17,295.00		181.82	
Clr Harika		89.02	1,018.18	17,295.00	8,022.00		
Clr Raffan	72.73	717.58	407.68	17,295.00			
Clr Downey	300.00		1,507.28	17,295.00			
Clr Cahill		52.85	1,318.18	17,295.00			
Clr Coorey				17,295.00			
Clr Nguyen		343.99		17,295.00			
Clr Abouraad	600.00	494.94	1,018.18	17,295.00		363.64	
Clr Walsh	400.00	61.76	1,018.18	17,295.00			
Clr Akter				17,295.00			
Clr Saleh	3,325.00	148.58	859.09	17,295.00		1,351.77	
Clr Waiba	72.73	30.31	1,222.73	17,295.00			
Total	\$22,637.26	\$1,939.03	\$11,424.04	\$259,425.00	\$53,479.98	\$2,079.05	\$0.00

Includes completion of AICD Course

Detailed Breakdown by Councillor (\$)							
	Stationery / Business Cards	Subscriptions	Telephone, mobile, phone, fax, and broadband	Super annuation	Child Care/ Family Member	Corporate Uniforms	Sydney South Planning Panel Fees
Clr Asfour			327.24	2,166.48			2,400.00
Clr Zakhia	1,310.00		90.88	1,902.48			
Clr El-Hayek		203.60	463.56	6,902.82			
Clr Ishac			259.05	1,902.48			
Clr Harika		292.76	81.84	2,784.90			
Clr Raffan			254.50	1,902.48			
Clr Downey	5.00	451.90	228.16	1,902.48			
Clr Cahill			218.16	1,902.48		112.73	
Clr Coorey	1,855.00		172.72	1,902.48			
Clr Nguyen			90.88	1,902.48			
Clr Abouraad		601.47	245.40	1,902.48			
Clr Walsh		383.67	81.84	1,902.48			

Clr Akter	30.00		172.72	1,902.48			
Clr Saleh		509.11	81.84	2,100.48			1,800.00
Clr Waiba			172.72	1,902.48			
Total	\$3,200.00	\$2,442.51	\$2,941.51	\$34,881.96	\$0.00	\$112.73	\$4,200.00

The position of the Mayor also received the provision of a motor vehicle and the value of this is \$11,828.55 for the reporting period.

During the reporting period, there was approved overseas travel for Councillors Downey, Ishac and Zakhia to attend the Western Sydney Leadership Dialogue tour. The cost of this travel has separately been approved by Council in April and July Council meetings – and as required will be separately reported in Council's 2023/24 Annual Report.

Conclusion

This report and attachments provide a progress report for the 2023/24 Operational Plan, Delivery Program and the 2023/24 Budget. This ensures Council is meeting its obligations under the Integrated Planning and Report Framework and contributes to the ongoing enhancement of good governance across Council.

Governance and Administration Matters - 27 August 2024

ITEM 7.2 Cash and Investment Report as at 31 July 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 July 2024.

RECOMMENDATION That -

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

ATTACHMENTS [Click Here for Attachments](#)

- A. Arlo Advisory Monthly Investment Review July 24

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 July 2024

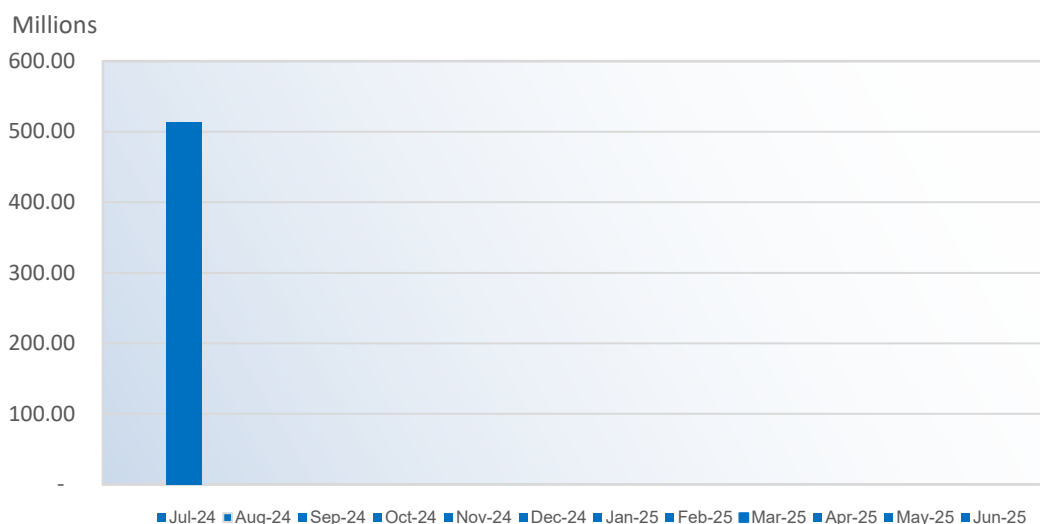
In total, Council's cash and investment holdings as at 31 July 2024 is as follows:

Cash and Investments	\$
Cash at bank	2,393,432
Deposits at call	22,166,484
Term deposits	379,017,588
Floating Rate Notes	71,700,438
Bonds	38,234,550
Total cash and investments	513,512,492

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 2024 to June 2025.

Cash and investments rolling monthly balance 2024-2025



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:

Maturity profile		
	Actual % of portfolio	Policy limits %
Cash	4.8	100
Working capital funds (0-3 months)	18.2	100
Short term (3-12 months)	30.4	100
Short – medium (1-2 years)	27.0	70
Medium (2-5 years)	19.6	50
Long term (5-10 years)	-	5
Total cash and investments	100%	

Portfolio allocation	
	Actual % of portfolio
Cash at bank	0.5
Deposits at call	4.3
Term deposits	73.8
Floating Rate Notes	14.0
Bonds	7.4
Total cash and investments	100%

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

Interest income	July 2024 \$	Year-to-date July 2024 \$
Budget	1,672,917	1,672,917
Actual interest	2,092,473	2,092,473
Variance	419,556	419,556
Variance (%)	25.08%	25.08%

Governance and Administration Matters - 27 August 2024

ITEM 7.3 Creation of Easements for Drainage at 24 Clapham Road and 23 Mary Street, Regents Park

AUTHOR City Assets

PURPOSE AND BACKGROUND

Council is in the process of planning upgrade works to an existing drainage channel between Clapham Road and Mary Street, Regents Park. The particular channel passes through both several privately owned properties and a property (drainage reserve) owned by Council.

Having regard to the planned works, Council proposes to formalise ongoing access to the drainage channel running through each privately owned property – by way of a registered easement – to carry out the upgrade works and importantly ongoing maintenance of the channel, as required.

Given the nature/state of the channel, Council has discussed both the upgrade works and the creation of relevant easements with relevant property owners – and who are supportive of Council's approach.

ISSUE

This report seeks Council's support to pursue the creation of relevant easements (favouring Council) along the drainage channel – and importantly allow Council ongoing legal access to the site(s) – to complete the proposed upgrade works and ongoing maintenance, thereafter.

RECOMMENDATION That -

1. Council authorise the creation of the relevant easements, as outlined in the report.
2. The Chief Executive Officer be given authority to finalise and execute any necessary documentation, in accordance with the parameters set out in the report.

ATTACHMENTS

Nil

POLICY IMPACT

This report has no policy implications.

FINANCIAL IMPACT

There are no proposed compensation costs for acquiring the easements recommended in this report.

COMMUNITY IMPACT

The creation of the easements will provide Council and the Community with the legal surety to ensure the effective management of its drainage system – including the need to carryout upgrade works and ongoing maintenance, as required.

DETAILED INFORMATION

Drainage System

This particular drainage channel is:

- Semi-natural (vegetated and earthen) between 24 Clapham Road and 21 Mary Street and then continues as a formalised concrete channel within 19 Mary Street;
- The lower eastern portion of the channel is positioned within an existing drainage reserve owned by Council (18A Clapham Road); and
- The remaining portions of the channel are located on privately owned properties.

Presently, Council does not have the benefit of registered easements over those Private Properties in respect of the channel except at 21 and 21A Mary Street where an easement was registered as part of the development subdivision.

A detailed map of all relevant properties are highlighted below.

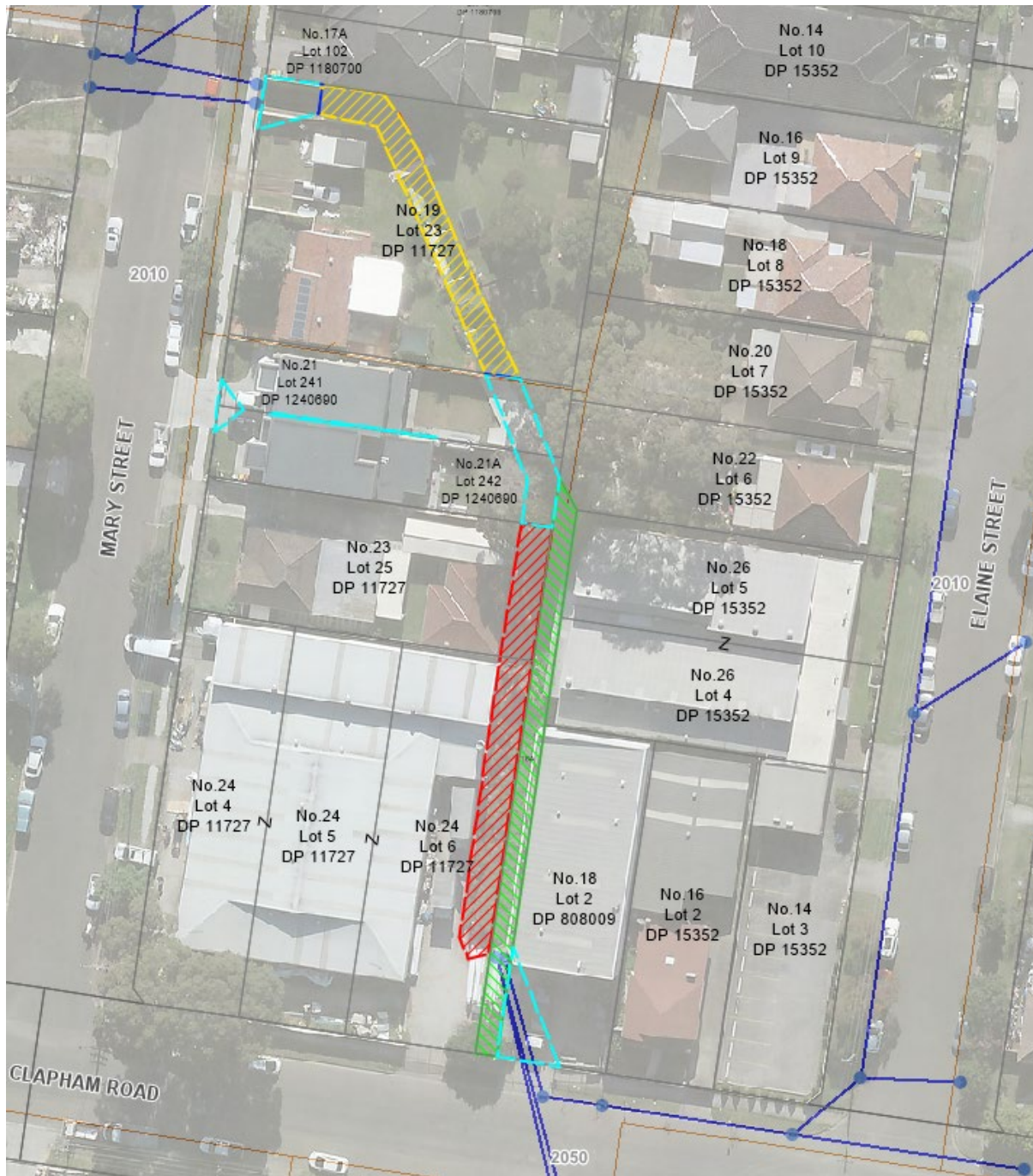
Proposed Easements

So as to ensure Council ongoing legal access onto the private land to carry out the identified work and ongoing maintenance – Council is seeking to formalise easements over the parts of the properties on which the channel upgrade work is to be carried out.

Whilst Council has had without-prejudice discussions with relevant landowners – who have agreed-in-principle to the proposed approach – Council will prepare relevant documentation to:

- Permit entry to Council onto their property for the carrying out of the identified channel upgrade work; and
- On conclusion of the work, to grant Council a suitable easement in its favour (*without charge*) over the portion of their properties on which the completed work will be located.

On that basis, it is proposed that Council agree to acquiring the relevant easements and allowing the Chief Executive Officer to finalise the terms of the agreements and sign all relevant documentation, as required.



Legend:

- Cyan = Existing easements on private land
- Green = Existing drainage reserve (18A Clapham Road)
- Red = Potential new easements on private land for negotiation
- Yellow = Existing formalised channel on private land

Figure 1 in Detailed Information for the layout of the channel and surrounding properties.

8 SERVICE AND OPERATIONAL MATTERS

The following item is submitted for consideration -

8.1 Ramadan Nights Lakemba Review 2024	91
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Service and Operational Matters - 27 August 2024

ITEM 8.1

Ramadan Nights Lakemba Review 2024

AUTHOR

City Future

PURPOSE AND BACKGROUND

At its April 2024 Ordinary Meeting Council requested a review of the operating model and the future financial sustainability of the Ramadan event in Lakemba due to the significant cost increases to Council, and ongoing challenges with its delivery. This report explores opportunities for improvement to the event to improve the customer experience and its financial sustainability.

ISSUE

In 2019, Ramadan Nights Lakemba attracted an estimated 250,000 people.

In 2024, over 1.57 million people attended.

This means that between 2019 and 2024, Ramadan Nights Lakemba grew by over 500 percent. It is now the second largest event in the country, outside of Vivid, and the largest and longest in duration, of any kind, being run and managed by a local Council in all of Australia.

Attendees come from across Greater Sydney, New South Wales, Australia and overseas. The event generates a strong positive return to the local economy and is often referenced as a case-study of success by other Local, State and Federal Governments. During the event, there is extensive media coverage which helps to portray CBCity as a progressive, exciting, and inclusive community.

However, with success comes significant costs and challenges. The cost to run this event in 2024 for the month of Ramadan was just over \$3 million. This is a huge increase from previous years and one which is unsustainable without significant changes to the operating model of the event and a financial commitment from other levels of Government.

Following consultation with a range of internal staff, stallholders, businesses, State Government and private sector event delivery organisations, this report provides some initial recommendations for improvement, and proposes further investigation on other aspects to help address the issues raised.

RECOMMENDATION That -

1. Subject to funding, Council endorse the running of the event to continue every night during Ramadan (except one night to be given over to public prayers and a street-based Iftar Dinner).
2. Council investigates feasibility and costs associated with the placement of all event stalls on the road within a defined geographical precinct as proposed in Attachment A.
3. Council continues to seek NSW Government funding to secure the long-term future for the event.
4. A further report be presented to the new Council once Government funding is confirmed, addressing matters set out in the report.

ATTACHMENTS [Click Here for Attachments](#)

- A. Proposed event precinct and stallholder set-up
- B. Event Actual Income and Expenditure 2024

POLICY IMPACT

The adoption of the recommendations in this report will lead to the creation of new, and the strengthening of existing, policies and processes around stallholder management, including changes to stallholder fees and charges.

FINANCIAL IMPACT

The planning, curation and management of this event has a significant draw-down on Council revenue. The recommendations in this report have been proposed in order to try to manage these escalating costs.

COMMUNITY IMPACT

The event has noteworthy economic and cultural community benefits but there also remains the potential for negative impacts. The recommendations in this report will help to address some of the potential major adverse effects.

DETAILED INFORMATION

The Evolution and Success of Ramadan Nights Lakemba

Ramadan Nights Lakemba started at grassroots level over 15 years ago with a single BBQ and a desire to improve relations between the Muslim Community and the broader community.

During Ramadan Nights, Haldon Street, Lakemba, transforms into a vibrant cultural festival with food vendors offering traditional foods, creating a rich experience for all into the early hours. The event also symbolizes dedication, reflection, self-discipline, and empathy. Muslims fast from dawn to sunset and gather for iftar to break their fast each evening.

As the event has grown Council has increased its financial and operational support year-on-year. The very first financial contribution was made in 2007 with a \$7,000 donation for an event which was very much a localised community affair. In 2024, the event attracted over 1.57 million people, and was planned, curated, and delivered by Council at a cost over \$3 million. It is a huge logistical operation and on any one night, there are approximately 120 staff and contractors on site to ensure a safe and successful event.

The growth of the event has been nothing less than phenomenal. It is now the largest festival in Australia run by a local government and it is the second biggest event in Australia, after Vivid, with an estimated the economic upswing to the local and New South Wales economy in the region of \$50 million.

The unique cultural experience, food quality and safety this year were rated good to very good by over 95 percent of attendees. Overall experience of the event from 1,135 surveys rated the event as four and a half stars out of five. There has never been a major incident at this event.

Approximately 70 percent of attendees came from outside CBCity, and it would not be a stretch to say that it is now one of the City's biggest exports as one in five came from outside of Greater Sydney – Regional New South Wales, other states and overseas. Out of this group, 70 percent noted Ramadan Nights Lakemba as one of the main reasons they came to Sydney.

Forty percent of attendees are practicing Muslims, but the majority are not. The event is especially popular for family groups or people coming with their friends. Over one-third of attendees are aged 25 to 34, and it is one of only a few events in Australia where there is zero alcohol.

The event attracts extensive media attention across Australia and is a very effective vehicle for the promotion of Canterbury-Bankstown.

Addressing the Challenges of Ramadan Nights Lakemba

Notwithstanding the enormous success of Ramadan Nights Lakemba, the rapid growth, scale and massive cost of the event, together with its popularity, presents many challenges. In December 2023 Council considered a report that provided several recommendations for 2023 and beyond. In endeavouring to achieve continual improvement Council further resolved at the April 2024 Council meeting to undertake a further review of the operating model and future financial sustainability of the event, and to make recommendations to be implemented starting in 2025.

While addressed in detail in the December 2023 Council Report, in summary there remain some key challenges Council is keen to improve upon:

Costs - Cost is one of the most significant factors for Council to consider in relation to this event. Each year, costs keep escalating with the 2024 expenses running to over \$3 million. As this event is run over a whole month, it effectively costs Council \$100,000 to run this event each and every night. This cost was partly offset by a \$500,000 grant from Multicultural NSW in 2023 and 2024, with fees, charges and some sponsorships contributing a further \$500,000 each year. However, the net cost to Council in 2024 was over \$2 million and is estimated to keep growing without significant change. This is a big impost to Council given that the NSW Government has not confirmed its funding commitment going forward. Attachment B presents the Income and Expenditure for Ramadan Nights Lakemba for 2024.

Community Impact - Previous reviews of this event and the results of extensive community engagement have been presented in several earlier reports to Council highlighting the significant and ongoing discontent amongst nearby residents concerning noise management, sleep and other lifestyle disturbances, waste and smell issues, and safety.

Length of the event – A significant contributor to both the cost and community impact is the fact that the event runs every night for almost 30 nights. Effectively, it now costs approximately \$100,000 per night to curate and deliver Ramadan Nights Lakemba. As a comparison, in 2019, the annual budget for this event was just above \$200,000. While consideration was undertaken to the pros and cons of reducing the number of days the event was held, it was determined that any action to reduce the number of days had the potential to result in unregulated stalls being operating and potentially expanding beyond Lakemba.

Safety - In 2024, Council staff and community safety also became a significant issue due to the event set-up and the management of stallholder and business expectations. This was heightened with broader global tension impacting on our local community.

Stall management - Historically stalls have been positioned on the footpath and the businesses apply for a stall permit to operate. Over time these have been sold on to stall holders at significantly higher prices than charged by Council.

Review

To facilitate this review, stakeholder engagement was undertaken in May and June 2024 to consider and discuss issues identified from previous events and the above issues identified from 2024 Ramadan Nights.

Key stakeholders involved in workshops and meetings included representatives from the following:

- NSW Police;
- Transport for NSW;
- ACES Security;
- Traffic Management Services;
- Traffic and Risk Consultants;
- Longstanding event stallholders;

- Business owners;
- Leaders from the local Muslim community; and
- Council officers from Events, Regulatory, Traffic, Waste, and Communications.

It is noted that representatives from the local residential community were invited but chose not to attend as they felt they had already participated in a number of previous consultations and that their issues of concern remained unchanged.

Recommended Actions

Based on feedback and consultation, a series of interim recommendations are proposed.

Recommendation	Benefits	Potential Risks
<i>Recommendation 1:</i> Subject to funding, Council endorse the running of the event to continue every night during Ramadan (except one weeknight in the month which is to be given over to public prayers and a street-based Iftar Dinner) and restrict all event trading hours to midnight Monday to Wednesday; and 2.00 am Thursday to Sunday	<ul style="list-style-type: none"> • Reduce operational and overtime costs to Council by shortening trading hours, as historically the event runs to 3.00 am each morning; • Go some way to demonstrating that Council is trying to address nearby resident concerns, especially noise and sleep disturbances during the week; • Provide the Muslim community with one night to organise and run public prayers in the heart of Lakemba with no street trading; and • Reduced regulatory burden of managing unregulated stalls if the event was reduced in the number of days. 	<ul style="list-style-type: none"> • Stallholders trade past the agreed event conclusion times, requiring additional enforcement, police involvement, and animosity between stallholders and Council; and • Criticism of Council not doing enough to address resident concerns, leading to ongoing complaints, potential legal action, and/or negative media coverage.
Recommendation 2 - Council investigate feasibility and costs associated with the placement of all event stalls on the road within a defined geographical precinct as proposed in Attachment A and prohibiting any stalls to be set up on the footpath.	<ul style="list-style-type: none"> • Give Council proper control over the event space facilitating improved stallholder selection and curation by effectively ending the nexus between the stallholder and the property owner; • Help to ensure there is equal access to all food 	<ul style="list-style-type: none"> • Lead to 'unofficial' stalls continuing to be set up on the footpaths, necessitating stronger regulatory enforcement; • Animosity of business and property owners who stand to lose money by not being

Recommendation	Benefits	Potential Risks
<p>That Lakemba business owners already operating a food related business in and around Haldon Street, be given preferential first options should they wish to run a street stall.</p> <p>It is proposed that each stallholder be supplied a three by three metre marquee by Council to help ensure some standardisation.</p> <p>Council to also provide provision for power through generators.</p> <p><i>NOTE: it is proposed to seek quotes for both security and traffic management to better understand these costs</i></p>	<p>related business owners, in and around Haldon Street, to have an opportunity to provide a stall;</p> <ul style="list-style-type: none"> • Improve event management and regulatory control over stall size, set up, materials used, space taken, food quality, and power usage. The increased fees will cover these; • Address cooking smell concerns from non-food businesses and other organisations such as chemists, doctors, banks, Mosques, by removing cooking operations out from under the canopies above the footpath; • Enhance the safety and cleanliness of the footpaths; and • Keep all footpaths clear, which could lead to improved sales for all businesses in the precinct. 	<p>able to 'on-sell' their space; and</p> <ul style="list-style-type: none"> • Inability to get approval from Transport for NSW, as part of the bus operations.
<p>Recommendation 3: Council continue to seek NSW Government funding to secure the long-term future for the event.</p>	<ul style="list-style-type: none"> • This event is now an event of State-significance with the majority of attendees coming from outside of CBCity. It is therefore not unreasonable to expect a significant contribution towards the non-staff event costs to reduce the expanding financial burden to Council. 	<ul style="list-style-type: none"> • Government funding not being provided resulting is significant further costs to Council

Further work is required to better understand both the feasibility and cost associated with the above recommendations. In particular, the required approval from Transport for NSW to utilise the road for stalls which requires an adjustment to busses.

Other measures are to be introduced, however it is not possible to confirm these until Government funding is secured. As a result, it is proposed that the following further matters be considered by the new Council once funding, or not, has been determined:

- Depending on the feasibility to relocate the stalls to the centre of the road, then an adjustment of the stallholder fees is proposed to \$18,000 in 2025 to be paid directly to Council. Based on 60 stalls this has the potential to generate over \$1 million to offset Council's costs;
- Council consider the renaming and rebranding of the event to 'Lakemba Night Markets – during Ramadan' to signify that the event is not explicitly tied to a religious practice;
- Testing the market in 2026 through an Expression of Interest to independent event operators to provide a cost for a turnkey solution to run the whole event (overseen by Council) as cost comparison to Council continuing to fund and run the event; and
- Should no funding from the Government be forthcoming then Council will need to consider if it wishes to reduce the number of days to contain costs or other alternative measures.

Next Steps

Subject to Council's decision, the next steps are to:

- Confirm the feasibility of setting up the stalls in the centre of the road including any adjustments required to the median strip;
- Reviewing logistics including provision of power and marquees for stall holders;
- Seeking necessary approvals from Transport for NSW;
- Develop firmer costs of traffic and security by seeking quotes for 2025;
- Exploring options to reduce the cost of traffic control measures such as the purchase of meridian traffic barriers; and
- Seeking confirmation from the NSW Government on funding of Ramadan Nights.

9 COMMITTEE REPORTS

The following items are submitted for consideration -

- | | | |
|-----|--|-----|
| 9.1 | Minutes of the First Peoples Advisory Committee Meeting Held on 23 July 2024 | 101 |
| 9.2 | Minutes of the Traffic Committee Meeting Held on 13 August 2024 | 103 |

Committee Reports - 27 August 2024

ITEM 9.1 **Minutes of the First Peoples Advisory Committee Meeting
Held on 23 July 2024**

AUTHOR **Corporate**

PURPOSE AND BACKGROUND

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

The minutes of the First Peoples Advisory Committee meeting are attached.

ISSUE

Endorsement of the First Peoples Advisory Committee minutes.

RECOMMENDATION

That the minutes of the First Peoples Advisory Committee meeting held on 23 July 2024 be endorsed.

ATTACHMENTS [Click Here for Attachments](#)

A. Minutes of the First Peoples Advisory Committee Meeting held on 23 July 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 - 27 August 2024

ITEM 9.2 **Minutes of the Traffic Committee Meeting Held on 13 August 2024**

AUTHOR **City Assets**

PURPOSE AND BACKGROUND

Attached are the minutes of the Canterbury Bankstown Council Local Traffic Committee meeting held on 13 August 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 13 August 2024, be adopted.

ATTACHMENTS [Click Here for Attachments](#)

A. Traffic Committee Minutes - 13 August 2024

POLICY IMPACT

The matter has no policy implications to Council.

FINANCIAL IMPACT

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

COMMUNITY IMPACT

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

10 NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

The following items are submitted for consideration -

10.1	Status of Previous Notices of Motion - August 2024	107
10.2	Increased Penalties and Measures for Unauthorised Removal of Trees on Public Land - Councillor Linda Downey	109
10.3	Private Certifiers - Councillor Linda Downey	111
10.4	Bringing Back the Earlwood Festival - Councillor Clare Raffan	113
10.5	Graff Park Parking Improvements - Councillor Christopher Cahill	115
10.6	Glassop Street Reserve - Stop Feeding Birds - Councillor Christopher Cahill	117
10.7	Thank You - Councillor Charlie Ishac	119
10.8	Short Changed from the Housing Support Program - Councillor Charlie Ishac	121
10.9	Go the Bulldogs - Councillor Charbel Abouraad	123
10.10	Proudly Acknowledging Our Olympians and Paralympians - Councillor George Zakhia	125
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Notice of Motions & Questions With Notice - 27 August 2024

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

Notice of Motions & Questions With Notice - 27 August 2024

ITEM 10.2 Increased Penalties and Measures for Unauthorised Removal of Trees on Public Land

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

“That Council:

1. Recognises the significant environmental, aesthetic, and community value of trees on public land.
2. Acknowledges the successful prosecution of offenders within the current statutory framework, and advocates for increasing the value of fines using a well-established tree valuation method known as the Burnley Method.
3. Formally write to the Minister for Planning and Public Spaces to introduce and enforce tougher penalties for the vandalism and unauthorised removal of trees on public land, including the adoption of the Burnley Method to calculate fines based on the economic value of trees. This method calculates a tree's value based on its height, girth, canopy spread, and overall condition, ensuring fines reflect the true value of the tree.
4. Council reviews its approach to unauthorised removal of trees as outlined in this motion.”

BACKGROUND

An article in the Torch newspaper highlighted Council's appeal to the Minister for Planning and Public Spaces, Paul Scully, for tougher penalties for the vandalism of trees. Council recognises the importance of protecting our valuable tree resources and acknowledges the difficulties in prosecuting these offences. The proposed measures aim to enhance deterrence, ensure effective enforcement, and engage the community in tree conservation efforts.

Unauthorised tree removal undermines the environmental and community benefits provided by urban greenery. The Burnley Method offers a scientific and equitable approach to valuing trees and determining corresponding fines. By advocating for state-level legislation to adopt this method, we ensure that penalties are proportional to the true value of the trees removed, serving as a stronger deterrent.

While Council does not have the regulatory authority to implement a fines system based on the Burnley Method, it can play a critical role in advocating for these changes at the state level

and implementing complementary measures locally. These include obstructive screening to remove the benefits of unauthorised tree removal, enhancing surveillance, and increasing community awareness and engagement. Together, these actions will foster a shared responsibility for the preservation of our natural heritage and reduce the incidence of such activities.



Figure 1. Example of obstructive screening advising of tree removal/poisoning.

Measures that Council can review and consider as part of a policy-based approach to deterring and dealing with unauthorised tree removal include:

- a. Introduction of Solid Screening: Deploy screening mounted on steel frames to obstruct improved views resulting from unauthorised tree removal, thereby nullifying the perceived benefit of such actions.
- b. Community Notification: Inform residents in the CBC area about the proposed actions and consequences for unauthorised tree removal through direct communication and public notices.
- c. Enhanced Surveillance: Invest in and deploy surveillance technology in high-risk areas to gather evidence and deter potential offenders.
- d. Community Engagement: Develop a community engagement program to educate residents on the importance of tree conservation and the penalties associated with unauthorised removal.

FINANCIAL IMPACT

There are no financial implications the way the motion is written.

CHIEF EXECUTIVE OFFICER'S COMMENT

The Policy review can occur throughout 2024/25 as part of the operational plan for regulatory and tree services and therefore there are no financial implications the way the motion is written.

Notice of Motions & Questions With Notice - 27 August 2024

ITEM 10.3 Private Certifiers

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

“That Council:

1. Recognises the critical role that private certifiers play in ensuring the safety, compliance, and quality of building work in New South Wales (NSW).
2. Acknowledges the increasing concerns and complaints from residents, builders, and developers regarding poor certification practices by private certifiers, which have led to non-compliant and defective building work.
3. Council formally write to the Minister for Planning and Public Spaces to raising Council’s concerns outlined in this motion”

BACKGROUND

Recent complaints and incidents involving poor certification practices by private certifiers have raised significant concerns about the safety and quality of building work in NSW.

Private certifiers play a crucial role in the construction and building approval process with the majority of Private Certifiers doing a very good job, however persistent issues with a handful of cowboys is leading to non-compliant and defective buildings while undermining public trust in the certification process.

Strengthening oversight, accountability, and support for private certifiers is essential to ensuring that building work meets the required standards, and that the certification process is robust and reliable.

Ensuring their practices are transparent, accountable, and of high quality is vital for maintaining the integrity of the building industry. By addressing the systemic issues and enhancing the regulatory framework, we can protect the community, improve building standards, and restore confidence in the certification process.

Measures that the NSW Government must consider and respond to include:

- a. Strengthening Oversight and Accountability: Enhancing the regulatory framework and oversight mechanisms to ensure private certifiers adhere to the highest standards of professionalism and integrity.

- b. Improving Complaint Handling: Streamlining and improving the process for lodging and investigating complaints against private certifiers, ensuring timely and effective resolution.
- c. Enhancing Disciplinary Actions: Ensuring that private certifiers who engage in negligent or improper practices face appropriate disciplinary actions, including fines, suspension, or cancellation of accreditation.
- d. Increasing Transparency: Requiring greater transparency and communication from private certifiers throughout the certification process to ensure clients are fully informed of requirements and outcomes.
- e. Providing Training and Support: Offering additional training and support for private certifiers to stay updated on regulatory changes and best practices in building certification.

FINANCIAL IMPACT

There are no financial impacts as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

There are no financial impacts as written.

Notice of Motions & Questions With Notice - 27 August 2024

ITEM 10.4 Bringing Back the Earlwood Festival

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

“That Council write to the NSW Government seeking their support and financial contribution to the community and local businesses for them to bring back the Earlwood Village Festival.”

BACKGROUND

Many Councillors here will not remember the Earlwood Festival. I have fond memories of the maypole dancers who proudly displayed the unique and rich culture of the area, and all of the local stalls that brought life and vibrancy to the street. While the Festival ran for several years, for several reasons, in 2013 the event ceased.

Since that time, I know there has been a strong desire from the community for this to return. I know Council has offered support to the local Business Chamber and introduced the Events Partnership Program to support major events across the City, including events such as this. But I also realise Council cannot do this alone and it requires the Government and community to work together.

The festival provides a unique opportunity to celebrate what is unique about the area and support our local businesses who need this boost, especially at this time. Let's bring back the festive spirit to Earlwood.

FINANCIAL IMPACT

There is no financial impact of the motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact of this motion as written. Business and organisations can also apply for funding through Council's annual Events Partnership Program.

Notice of Motions & Questions With Notice - 27 August 2024

ITEM 10.5 Graff Park Parking Improvements

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

“That Council reviews parking arrangements for the carpark at the northern entry to Graff Park as outlined in the motion.”

BACKGROUND

This carpark is located in a fairly quiet area of Yagoona. In this location the only real parking guidance provided is an area of the car park designated “No Standing – vehicles under 6M excepted.” However, because of the layout of the area the six metre rule is often ignored and given the remoteness of the location it is not a hot spot for compliance action.

This area should be reserved for users of Graff Park and residents using the coffee shop located at the edge of the carpark. It is not a FREE heavy vehicle parking area. Addressing this problem through design will be a more cost effective long term solution than continually having our enforcement officers patrol the area.

Reviewing and redesigning the northern carpark of Graff Park (i.e., the Bowden Boulevard entry) will improve the safety for pedestrians transiting through the parking area to Graff Park, reduce the impact of trucks and other heavy vehicles using the public space as a depot and it will maximise the availability of parking spots for our community. I envisage any new layout would be delineated with line markings and signage covering individually marked parking spots

FINANCIAL IMPACT

I would imagine the redesign could be undertaken by our in-house traffic engineers as part of their normal operations. If a reasonable layout is found the minimal cost for the line marking could come from the linemarking operational budget. I also note that in the long term, a design solution would be more cost effective than having Rangers continually patrol the location.

CHIEF EXECUTIVE OFFICER'S COMMENT

The motion as written can be accommodated within the current operational budget.

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ITEM 10.6 Glassop Street Reserve - Stop Feeding Birds

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

“That Council erect ‘Do Not Feed The Birds’ signs outlining what, if any, penalties apply in the Glassop Street Council Reserve.”

BACKGROUND

Open spaces are so valuable to our community, and as our City grows they are even more important for families to be able to enjoy the outdoors, exercise, improve their mental health and make our community the thriving and dynamic place we love.

It is a bit hard to be thriving and dynamic in a park with bread thrown out everywhere for pigeons and ibis birds which gather and do what birds do. It is hard enough to keep our great spaces clean and tidy at the best of times but it is impossible when some people make spaces their own dirty bird cage.

Neighbouring residents are complaining about the mess the birds are making to the park and to their properties from being encouraged to gather in such numbers, daily. Residents have taken this up with birdfeeders and the nicest comment they get is ‘there are no signs’. I would like to see some signage to discourage this behaviour and outline the consequences supported by some compliance patrols to stop this.

Additionally, feeding wild birds is injurious to wildlife in the long term

FINANCIAL IMPACT

I envisage that signage costs would be minimal and able to be accommodated from the operational budget. This initiative should also reduce the cleaning costs.

CHIEF EXECUTIVE OFFICER'S COMMENT

Any appropriate signage can be accommodated from the signage operational budget.

Notice of Motions & Questions With Notice - 27 August 2024

ITEM 10.7 Thank You

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

“That Council receive and note my expression of gratitude for your friendship and support during my time on Council”

BACKGROUND

As you now know I will not be contesting the next election. I was elected in 2021 and the last three years has been the best of my career.

We all know that being a Councillor is a full-time voluntary role and extremely demanding. To be a Councillor requires commitment and dedication, and I have thoroughly enjoyed giving to the residents, businesses, and visitors of Canterbury-Bankstown throughout my time as a Councillor.

We also all know that the dedication we make of service to the Canterbury-Bankstown community simply cannot happen without the love and support from our family and friends. I would like to take this moment to thank my family for your support, especially to my wife Janelle. . . without your love and support I could not have survived the last three years. Now is a time for me to give back to you and our family and friends. I have also started a small business and I look forward to more time establishing and growing my business.

I would also like to take a moment to thank my fellow Councillors. Sometimes we have a point of difference, sometimes we do not see eye to eye, but most of the time we work wonderfully together as a team to make Canterbury-Bankstown a great place that our community loves. We do that together and I thank you all for your support, friendship and sometimes wise counsel.

Finally, I would like to thank the amazing Council staff. To Matthew Stewart and your Executive Team, thank you for your guidance and support throughout my entire time as a Councillor, I have been a better servant to our Community because of you. And I want to especially thank all of the unsung staff who pick up our bins and clean our streets in the early hours of the mornings, the customer service staff working the counter and answering phones, our wonderful library staff helping residents of all ages and walks of life, our planning and compliance teams, our operational staff fixing roads and cutting grass, community staff supporting the most vulnerable among us and empowering our community organisations

throughout the City. . . . and so much more. I tip my hat to you all and thank you for all you do to make my City great.

Councillors, I have nothing but gratitude and tonight I share it with you all. For those running again, good luck on 14 September.

FINANCIAL IMPACT

There are no financial implications of the motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

There are no financial implications of the motion as written.

Notice of Motions & Questions With Notice - 27 August 2024

ITEM 10.8 Short Changed from the Housing Support Program

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

“That Council

1. Write to the Prime Minister, the Hon Anthony Albanese MP, the Hon Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government, and the Hon Julie Collins MP, Minister for Housing, Homelessness and Small Business, to express our deep disappointment at being passed over for funding to complete crucial place-based planning for key centres in our LGA under the Federal Government’s Housing Support Program.
2. Recognises the significant efforts made by Council in actively participating in the planning for the Accelerated TOD program and the Low to Mid Rise Housing SEPP. This outcome in no way reflects the quality of our work, and we must continue to develop place-based masterplans to ensure our community is not forced into a ‘one size fits all’ approach.”

BACKGROUND

The Australian Government launched a \$1.5 billion Housing Support Program (HSP) to help meet the National Housing Accord’s goal of building 1.2 million new, well-located homes over the next five years, starting July 2024. The HSP has three key streams of funding.

A total of \$500 million is available for state, territory, and local governments from 2023 to 2025. This funding is aimed at boosting housing supply by supporting projects that deliver essential infrastructure, provide community amenities, or enhance planning capabilities.

Specifically, the program supports:

- Infrastructure projects that make new housing possible, like connecting essential services such as water, power, sewage, and roads;
- Projects that create amenities to enhance new housing areas, including shared spaces like community centres and parks; and
- Efforts to improve planning capabilities, including resources to speed up the delivery of new housing and develop master plans for well-located areas.

Stream 1 of the HSP focuses on providing funding to state, territory, and local governments to enhance planning capabilities. We applied for this funding to support the creation of

detailed place-based master plans for Belmore, Lakemba, Wiley Park, and Punchbowl. The result?

We received nothing.

I have been informed that the funding was intended to support the delivery of these plans in line with the Transport-Oriented Development (TOD) Program's accelerated timeframes, which are exceedingly tight.

Our submission was backed by a letter from the NSW Department of Planning, Housing, and Infrastructure, which strongly advocated for our place-based approach and recognised our community-led master planning. We had all the right ingredients for success, so it was shocking that we did not receive a single cent in assistance.

This raises several important questions: What criteria did the Federal Government use in awarding grant funding? Why were Councils such as Bayside, Inner West, Strathfield, and Georges River successful while Canterbury-Bankstown was left without any assistance? What feedback, if any, did we receive? And why did the HSP not acknowledge the substantial contribution our Council is making to ensure density is done well?

Councillors, I believe you will agree that our master plans are forward-thinking, community-focused, and designed to accommodate density in town centres that are well-connected to future Metro stations and public transport, creating great places for people to live their best lives.

I call upon the Australian Government to listen to our story and assist us in continuing to deliver the best place-based master plans in Sydney.

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 - 27 August 2024

ITEM 10.9 Go the Bulldogs

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

“That Council install street banners at available locations in support of the Canterbury Bulldogs as they enter the NRL Finals.”

BACKGROUND

A few weeks ago, we saw the true spirit and pride of Canterbury-Bankstown. At the end of a pulsating 22-18 victory over the Raiders, The Bulldogs took another step closer to finals footy as 18,110 fans celebrated at the spiritual home of Belmore Oval. The celebration continued well into the night as Burwood Road came alive with the colours of blue and white. This winning streak was repeated against the Dragons and Dolphins.

So, what better way to continue this recognition but to add our own Blue and White to the City. In anticipation of more wins to come, I propose that we install banners on our existing banner poles in Bankstown, and other available spots in our City to support the Bulldogs. This will not only foster a sense of community pride but also show our unwavering support for the team as they strive for victory.

The grandstand at Belmore proudly displays the club’s premierships, the last one being in 2004. Let’s come together to break the 10 year drought and cheer the team home to a 2024 grand final.

FINANCIAL IMPACT

I understand we already have some Bulldogs Street Banners and it would not be expensive to produce some further banners if needed or use the Adshell structures managed by Council.

CHIEF EXECUTIVE OFFICER'S COMMENT

Council currently has Bulldogs street banners that can be installed in the CBD. It is also possible to install a temporary banner in Belmore and Campsie as well as the utilisation of display boards within Council’s existing marketing budget.

Notice of Motions & Questions With Notice - 27 August 2024

ITEM 10.10 Proudly Acknowledging Our Olympians and Paralympians

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

“That Council acknowledges and commends:

1. The outstanding performances and sportsmanship by the Australian Olympians at the Paris Olympic Games;
2. The personal sacrifices made by the Australian Olympians, their families and friends who have supported them;
3. The efforts of Managers, Coaches and their support teams in enabling the Australian Olympians to achieve performances which we are all very proud of; and
4. The upcoming efforts of the Australian Paralympic Team as they commence competition in Paris on Wednesday 28 August”

BACKGROUND

What an incredible achievement for our Australian Olympic Team to become our second highest medal-winning team in history at the Paris Olympics with 18 gold, 19 silver and 16 bronze medals, all up 53 medals and fourth place in the World.

Their exceptional performances and record-breaking success have captivated the nation and filled us all with immense pride. The dedication, resilience, and skill displayed by each and every athlete has truly set a new standard of excellence in Australian sport.

I say to you all, your accomplishments will be remembered for years to come, and all 461 of you have solidified your place as ‘Legends’ in the world of Olympic competition.

I ask all Councillors and our community to join with me in to congratulate all of the athletes from Canterbury-Bankstown who have played a pivotal role in this historic achievement. We are especially proud of you all.

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.

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ITEM 10.11 Judy Finlason Memorial

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

“That Council reallocate a portion of my Ward funds (\$5,000) towards the memorial for the late Judy Finlason and staff work with the family to deliver an appropriate solution.”

BACKGROUND

Previously I moved a motion for Council to liaise with the Wolli Creek Preservation Society and the family of the late Judy Finlason to provide an appropriate memorial in recognition of her work on the river. I understand staff have been discussing various options with the family and they would prefer a small sculpture and plaque to be located on Wolli Creek recognising her work on the environment. I am aware that Council has not allocated funds to this project therefore I am proposing that a portion of my Ward funds be reallocated to fund this project.

FINANCIAL IMPACT

I had previously agreed for my \$5,000 of my Ward funds to be allocated to a seat in Homer Street, Earlwood. This motion seeks to redirect this to the memorial, and this would then form part of the 2024/25 capital works program.

CHIEF EXECUTIVE OFFICER'S COMMENT

There are no financial impacts of the motion as written. Following a resolution of Council, staff will continue to liaise with the family of the late Judy Finlason to progress the memorial.

Notice of Motions & Questions With Notice - 27 August 2024

ITEM 10.12 Councillor Questions

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

1. Did Council receive any correspondence from the Board of the Bulldogs prior to the preparation of the Council report dated 27 February 2024 this year in relation to the Centre of Excellence and if so, why was this item of correspondence not referred to in the subject report in February to the elected body?
2. What discussions and/or negotiations have taken place since the preparation of the 27 February 2024 Council report in relation to the Next Steps as articulated below from the subject report (given the fact that it is now almost six months since the report was prepared and no further report has been provided to the elected body):

Next Steps Having regard to the information contained in this report, the next steps in the process would include;

- *Negotiating the proposed use of the current grandstand, possible improvements and maintenance obligations;*
- *Ensuring provision of community access to the site and any additional community benefits;*
- *Undertaking an independent valuation assessment;*
- *Working with the Bulldogs to negotiate the specific terms and conditions of a new lease; and*
- *Undertaking a consultation process for renewal of leases on crown and community land, including a written letter to the Minister for approval of additional length of lease.*

A further report will be prepared for Council as required.

3. Has Council understood and appreciated the following (in relation to the lease negotiations):
 - The need for and urgency of the finalisation of the lease arrangements at Belmore Sports Ground;
 - The requirement from other third parties involved in the project including the Office of Sport; and
 - The provision of and evidence of a long term lease and commitment to the subject lands as required for funding and other purposes.

4. Does Council understand and appreciate that if Council delays the project or is unreasonable in its handling of this matter, then Council may prejudice both the project and the Bulldogs' \$ 50 million investment in the project?
5. Is Council delaying the finalisation the terms and conditions of the lease at Belmore Sports Ground due to the onerous conditions that possibly cannot be met in relation to the Belmore Sport and Recreation Precinct Masterplan adopted by Council in March 2019?
6. If the Bulldogs cannot meet the conditions of the Belmore Sport and Recreation Precinct Masterplan will Council give an assurance that it will proceed with the Masterplan?
7. Can Council assure and advise the elected body and all members and supporters of the Bulldogs Club that the Belmore Sport and Recreation Precinct Masterplan will not inhibit the use and enjoyment by the Bulldogs to play first grade Rugby League and other grade matches on the grounds?
8. Can Council assure the Bulldogs and all members and supporters of the Bulldogs Club that the Belmore Sport and Recreation Precinct Masterplan will not turn the Belmore Sports Ground into a Redfern style oval making it non NRL standard for first grade matches?
9. Will the CEO institute a metal detection system for all persons entering the public gallery for Council meeting to ensure the safety and wellbeing of the Elected Members of Council and all Council staff and the public and if not, why not?
10. Can the CEO guarantee the safety of the Elected Members of Council and all Council staff and the public in view of the conduct of persons in the public gallery on 23 July 2024 at the Council meeting?
11. What were the circumstances for the inclusion of Belmore, Lakemba and Punchbowl to Tier 2 TODs by the NSW State Government?
12. Did the CEO and or Mayor meet with the Minister for Planning and/or NSW Department of Planning to include the suburbs named in question 11 above, and if so what powers and authority relied upon allowed for such a decision to be made without the authority of the Council body?
13. What consultation with the public and or the property owners occurred prior to the inclusion of the offering of these suburbs as part of the TOD programme?
14. What discussions (if any) have taken place with the Minister for Planning and or the NSW Department of Planning for the protection of the HCA In Hurlstone Park and excluding it from any TOD and Tier 3 development?
15. Why has Council not sought the exclusion and delay of the TODs as has Inner West Council to protect the character and amenity of its suburbs?

11 CONFIDENTIAL SESSION

11.1 EOI 03-24 Women's Rest Centre in Campsie and Lakemba

11.2 Proposed Freehold Compulsory Acquisition of Council Land by Transport for NSW

11.3 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, 11.2 and 11.3 in confidential session for the reasons indicated:

Item 11.1 EOI 03-24 Women's Rest Centre in Campsie and Lakemba

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

Item 11.2 Proposed Freehold Compulsory Acquisition of Council Land by Transport for NSW

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

Item 11.3 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.