

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 22 OCTOBER 2024**

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**PRESENT:** Mayor, Councillor El-Hayek  
Councillors Abu-Samen, Akther, Asfour, Blood, Cahill, Coorey, Harika, Lindsay,  
Raffan, Saleh, Stavrinou, Walsh, Walther, Zakhia

**APOLOGIES** Nil

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**HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.35 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: LEAVE OF ABSENCE**

Nil

**SECTION 2: CONFIRMATION OF MINUTES**

**(5) CLR. ZAKHIA:/CLR. CAHILL**

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

- CARRIED

**(6) CLR. ZAKHIA:/CLR. CAHILL**

RESOLVED that the minutes of the Ordinary Council Meeting held on 15 October 2024 be adopted.

- CARRIED

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

In respect to Item 4.5 – Local Community Based Donations, Councillor Cahill declared a pecuniary conflict of interest given his role with Creating Links and as

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such he will vacate the chamber, taking no part in debate or the decision on the matter.

In respect to Item 6.2 – Canterbury Transport Oriented Development Precinct Submission and Alternate Scheme, Councillor Walther declared a significant non-pecuniary conflict of interest given her working relationship with persons who are affected by the matter and as such she will vacate the chamber, taking no part in debate or the decision on the matter.

In respect to Item 6.2 – Canterbury Transport Oriented Development Precinct Submission and Alternate Scheme, Councillor Coorey declared a non-significant, non-pecuniary conflict of interest given a close relative owns property in the vicinity and as such she will vacate the chamber, taking no part in debate or the decision on the matter.

In respect to Item 6.2 – Canterbury Transport Oriented Development Precinct Submission and Alternate Scheme, Councillor Stavrinos declared a non-significant, non-pecuniary conflict of interest given he has an acquaintance who is affected by the matter. Clr Stavrinos advised the acquaintance is not a close relationship and as such it will not affect his consideration of the matter and he will remain in the Chamber.

In respect to Item 8.3 – Greenacre Child Care Centre, Councillor Asfour declared a non-significant, non-pecuniary conflict of interest given he is a parishioner of Melkite Church in Greenacre. Clr Asfour advised it will not affect his consideration of the matter and he will remain in the Chamber.

In respect to Item 11.3 – Improving Short Term Parking in Belmore, Councillor Stavrinos declared a non-significant, non-pecuniary conflict of interest given he operates a business in Belmore. Clr Stavrinos advised it will not affect his consideration of the matter and he will remain in the Chamber.

**SECTION 4: MAYORAL MINUTES**

**ITEM 4.1 VALE AUNTY JENNIFER NEWMAN**

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

RESOLVED that the Mayoral Minute be noted.

- CARRIED

COUNCIL OBSERVED A MINUTE'S SILENCE IN MEMORY OF AUNTY JENNIFER NEWMAN.

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**ITEM 4.2                    LEBANON STATEMENT**

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

RESOLVED that Council fly the Lebanese flag at Bankstown and Campsie on Friday 22 November 2024, to coincide with the National Day of Lebanon (Independence Day) and to liaise with religious leaders and support them holding an interfaith prayer vigil, and if required have our own candlelight vigil.

- CARRIED

**ITEM 4.3                    SHOPPING TROLLEYS**

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

RESOLVED that Council:

1.     Compile a list of major supermarkets in our City and the methods by which their trolleys are leaving their stores' boundaries.
  
2.     Write to the CEOs of the major retailers demanding an explanation on how they collect abandoned trolleys, and how they plan to stop this from occurring.

- CARRIED

**ITEM 4.4                    AUSTRALIA DAY HONOURS 2025**

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

RESOLVED that

1.     Council seek nominations for the following Australia Day honours categories;
  - Citizen of the Year;
  - Young Citizen of the Year;
  - Volunteer of the Year;
  - Community Organisation of the Year;
  - Community Women of the Year; and
  - Jack Munday Environment and Heritage Award.
  
2.     The winners of the awards be announced at the Australia Day Ceremony.

- CARRIED

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**ITEM 4.5**                      **LOCAL COMMUNITY BASED DONATIONS**

In respect to Item 4.5 – Local Community Based Donations, Councillor Cahill declared a pecuniary conflict of interest given his role with Creating Links and as such he vacated the chamber, taking no part in debate or the decision on the matter.

CLR CAHILL TEMPORARILY VACATED THE CHAMBER AT 6.59 PM.

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

RESOLVED that

1. Council support a donation of \$500 towards Creating Links End of Year celebration towards the cost of entry to the pool for their clients for this event.
2. Council support a donation of \$300 towards Zonta Club of Sydney West.
3. Council support a donation of \$500 towards the GLALC's 40th year anniversary celebration.
4. These funds be made available from the Community Grants and Event Sponsorship Program Budget.

- CARRIED

**SECTION 5:**                      **ITEMS OF BUSINESS TO BE RESOLVED BY EXCEPTION**

CLR CAHILL RETURNED TO THE CHAMBER AT 7.00 PM.

**(12)**                              **CLR. RAFFAN:/CLR. STAVRINOS**

RESOLVED that:

1. In accordance with Council's Code of Meeting Practice, Council adopts all the recommendations of Items 6.1, 8.1, 8.6, 8.7, 10.2 and 11.1.
2. Standing Orders be suspended and the above items be dealt with now.
3. Standing Orders then be resumed.

- CARRIED

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**ITEM 6.1**                    **STREET BARBECUE COOKING**  
**(13)**                        **CLR. RAFFAN:/CLR. STAVRINOS**

RESOLVED that

1. Council exhibit:
  - (a) The draft policy to manage barbecue cooking on footpaths as provided in Attachment A,
  - (b) Proposed new fees and charges as outlined in the report to support the policy.
2. The draft policy be supported by a 12-month trial.
3. The matter be reported to Council following the exhibition period.

- CARRIED

**ITEM 8.1**                    **REQUEST FOR EXTENSION OF LEASE OF LAND BY SYDNEY METRO AND**  
**(14)**                        **SOUTHWEST**  
**CLR. RAFFAN:/CLR. STAVRINOS**

RESOLVED that

1. Council authorise the Chief Executive Officer to negotiate and determine the terms of the extension of the leasehold interest of Council land on the north side of Bankstown Railway Station (North Terrace).
2. The Chief Executive Officer be delegated authority to sign all documentation, as required.

- CARRIED

**ITEM 8.6**                    **CASH AND INVESTMENT REPORT AS AT 30 SEPTEMBER 2024**  
**(15)**                        **CLR. RAFFAN:/CLR. STAVRINOS**

RESOLVED that

1. The Cash and Investment Report as at 30 September 2024 be received and noted.

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

- CARRIED

**ITEM 8.7**                      **DISCLOSURE OF INTEREST RETURNS 2023-2024**

**(16)**                              **CLR. RAFFAN:/CLR. STAVRINOS**

RESOLVED that the tabling of the Disclosure of Interest Returns for 2023-2024 be noted.

- CARRIED

**ITEM 10.2**                      **MINUTES OF THE AUDIT RISK AND IMPROVEMENT COMMITTEE MEETING HELD**  
**14 OCTOBER 2024**

**(17)**                              **CLR. RAFFAN:/CLR. STAVRINOS**

RESOLVED that the recommendations contained in the minutes of the Audit Risk and Improvement Committee meeting held on 14 October 2024, be adopted.

- CARRIED

**ITEM 11.1**                      **STATUS OF PREVIOUS NOTICES OF MOTION - OCTOBER 2024**

**(18)**                              **CLR. RAFFAN:/CLR. STAVRINOS**

RESOLVED that the information be noted.

- CARRIED

**RESUME STANDING ORDERS.**

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**SECTION 6: PLANNING MATTERS**

**ITEM 6.1 STREET BARBECUE COOKING**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 13 ON PAGE FIVE OF THESE MINUTES.

**ITEM 6.2 CANTERBURY TRANSPORT ORIENTED DEVELOPMENT PRECINCT SUBMISSION AND ALTERNATE SCHEME**

In respect to Item 6.2 – Canterbury Transport Oriented Development Precinct Submission and Alternate Scheme, Councillor Walther declared a significant non-pecuniary conflict of interest given her working relationship with persons who are affected by the matter and as such she vacated the chamber, taking no part in debate or the decision on the matter.

In respect to Item 6.2 – Canterbury Transport Oriented Development Precinct Submission and Alternate Scheme, Councillor Coorey declared a non-significant, non-pecuniary conflict of interest given a close relative owns property in the vicinity and as such she vacated the chamber, taking no part in debate or the decision on the matter.

In respect to Item 6.2 – Canterbury Transport Oriented Development Precinct Submission and Alternate Scheme, Councillor Stavrinou declared a non-significant, non-pecuniary conflict of interest given he has an acquaintance who is affected by the matter. Cllr Stavrinou advised the acquaintance is not a close relationship and as such it will not affect his consideration of the matter and he would remain in the Chamber.

CLRS COOREY AND WALTHER TEMPORARILY VACATED THE CHAMBER AT 7.08 PM.

**(19) CLR. ASFOUR:/CLR. BLOOD**

RESOLVED that

1. Council endorse the submission and alternative scheme.
2. The Urban Design, Planning Reports, and supporting studies be submitted to the NSW Department of Planning, Housing, and Infrastructure.
3. Council prepare and exhibit draft DCP amendments to guide future development.

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4. The NSW Department of Planning, Housing and Infrastructure undertake a more detailed analysis on Heritage and further engage with the community to allow sufficient time for owners to properly assess and comment on the heritage aspect of any changes before any decisions are made by the Department.

- CARRIED

**For:-** Clrs Asfour, Cahill, El-Hayek, Harika, Raffan, Zakhia, Blood, Stavrinou, Abu-Samen and Walsh

**Against:-** Clrs Saleh OAM, Akther and Lindsay

**SECTION 7: POLICY MATTERS**

CLRS COOREY AND WALTHER RETURNED TO THE CHAMBER AT 7.13 PM.

**ITEM 7.1 CORPORATE GOVERNANCE POLICIES**

CLR RAFFAN TEMPORARILY VACATED THE CHAMBER AT 7.13 PM AND RETURNED AT 7.15 PM.

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

RESOLVED that

1. Council endorse the Draft Councillor Expenses and Facilities Policy for the purpose of public exhibition. A further report be submitted to Council, following the conclusion of the public exhibition period.
2. Council adopts the following policies/documents as outlined in the report:
  - Code of Conduct
  - Code of Meeting Practice
  - Complaints Management Policy
  - Councillor and Staff Interaction Policy
  - Councillor Induction and Professional Development Policy
  - Fraud and Corruption Prevention Policy
  - Gifts and Benefits Policy
  - Instrument of Delegation
  - Public Interaction and Meeting Disclosure Policy



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- Statement of Business Ethics
- Public Interest Disclosures Policy
- Media Policy
- Social Media Policy

- CARRIED

**SECTION 8: GOVERNANCE AND ADMINISTRATION MATTERS**

**ITEM 8.1 REQUEST FOR EXTENSION OF LEASE OF LAND BY SYDNEY METRO AND SOUTHWEST**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 14 ON PAGE FIVE OF THESE MINUTES.

**ITEM 8.2 RAMADAN NIGHTS LAKEMBA - UPDATE**  
**(21) CLR. SALEH OAM:/CLR. AKTHER**

RESOLVED that

1. Council endorse a revised stallholder layout (attachment 2) with stalls to be relocated from the footpaths onto the roads;
2. Council exhibit adjusted stallholder fees of \$600 per night in 2025 to be paid directly to Council and that there be no other stalls;
3. Council run the event between Thursday to Sunday only;
4. Council endorses the renaming and rebranding of the event to 'Lakemba Nights'.
5. Council investigates extending the map of the event stallholder layout to include shops 154-176 Haldon Street Lakemba.

- CARRIED

CLR ZAKHIA TEMPORARILY VACATED THE CHAMBER AT 7.25 PM AND RETURNED AT 7.26 PM.

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**ITEM 8.3 GREENACRE CHILDCARE CENTRE**

In respect to Item 8.3 – Greenacre Child Care Centre, Councillor Asfour declared a non-significant, non-pecuniary conflict of interest given he is a parishioner of Melkite Church in Greenacre. Clr Asfour advised it will not affect his consideration of the matter and he would remain in the Chamber.

**(22) CLR. SALEH OAM:/CLR. STAVRINOS**

RESOLVED that

1. Having regard to the relevant provisions of the Local Government Act 1993, Council agree to carry out an Open Tender process for the management of the Greenacre Childcare Centre for a period of five (5) years with a five (5) year option – as outlined in the report.
2. A further report be provided to Council to consider the outcome of the tender process, accordingly.

- CARRIED

**ITEM 8.4 UNAUDITED 2023/24 ANNUAL FINANCIAL REPORTS**

CLR AKTHER TEMPORARILY VACATED THE CHAMBER AT 8.01 PM AND RETURNED AT 8.03 PM.

**(23) CLR. ASFOUR:/CLR. WALSH**

RESOLVED that

1. Council resolves that the attached 2023/24 Unaudited Annual Financial Reports, for the financial year ended 30 June 2024 have been prepared in accordance with the relevant sections and parts of the Local Government Act 1993 and the Local Government (General) Regulation 2021 and are submitted to Council for its consideration.
2. The Mayor, Deputy Mayor, Chief Executive Officer and Responsible Accounting Officer duly sign the Statement of Council's Unaudited Annual Financial Reports on behalf of the Council.
3. Subject to Items 1 and 2, the Statement and the 2023/24 Unaudited Annual Financial Report be referred to Council's Auditor in finalising the year-end audit process.



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**SECTION 9: SERVICE AND OPERATIONAL MATTERS**

Nil

**SECTION 10: COMMITTEE REPORTS**

**ITEM 10.1 MINUTES OF THE TRAFFIC COMMITTEE MEETINGS HELD ON 10 SEPTEMBER 2024 AND 8 OCTOBER 2024**

**(25) CLR. ZAKHIA:/CLR. ABU-SAMEN**

RESOLVED that the recommendations contained in the minutes of the Canterbury-Bankstown Council Traffic Committee meeting held on 10 September 2024 and 8 October 2024, be adopted.

- CARRIED

**ITEM 10.2 MINUTES OF THE AUDIT RISK AND IMPROVEMENT COMMITTEE MEETING HELD 14 OCTOBER 2024**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 17 ON PAGE SIX OF THESE MINUTES.

**SECTION 11: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE**

**ITEM 11.1 STATUS OF PREVIOUS NOTICES OF MOTION - OCTOBER 2024**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 18 ON PAGE SIX OF THESE MINUTES.

**ITEM 11.2 CLEAN, GREEN AND LOCAL**

**(26) CLR. WALSH:/CLR. BLOOD**

RESOLVED that Council:

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1. Examines the "Clean, Green and Local NSW 2024" policy agenda of the Nature Conservation Council of NSW and prepares a report considering each item and whether:
  - a. It is already consistent with existing or future adopted Council policy; or
  - b. If not consistent with Council policy, make a recommendation as to whether it is appropriate to be adopted in full, in part or not at all, along with reasons why.
2. Presents this report at a future Council meeting, outlining further steps necessary to adopt newly recommended initiatives.

- CARRIED

**ITEM 11.3**

**IMPROVING SHORT TERM PARKING IN BELMORE**

In respect to Item 11.3 – Improving Short Term Parking in Belmore, Councillor Stavrinou declared a non-significant, non-pecuniary conflict of interest given he operates a business in Belmore. Cllr Stavrinou advised it will not affect his consideration of the matter and he would remain in the Chamber.

**(27)**

**CLR. SALEH OAM:/CLR. AKTHER**

RESOLVED that Council:

1. Writes to the Minister for Transport requiring Sydney Metro to ensure minimisation of any parking impacts on Belmore Town Centre during the construction of their works in accordance with their conditions of consent. This should include regular meetings to advise of community impacts as they arise.
2. Writes to Sydney Metro requesting that they make enquiries with Campsie RSL to explore the possibility of negotiating a lease to utilise their land adjacent to Acacia Lane in Belmore for additional parking. The intention would be to use this space as a temporary free parking area for shoppers in Belmore Town Centre.
3. Monitor parking in the Belmore Town Centre regularly throughout the day to ensure time limits are being adhered to.
4. Explore the possibility of adding more loading zones in the centre and parking availability around the centre in general to support shopkeepers with the

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efficient operation of their businesses, this should include an investigation of the rear lanes.

5. Writes to Sydney Metro and request they:
- a) Provide a copy of the current pedestrian and cyclist access plans for both construction and post project as required by their conditions of approval.
  - b) Provide clear line marking, signage, and safety measures to ensure safe and appropriate pedestrian and cyclist access plans are implemented.
  - c) Inform the community of the hierarchy of all transport modes; prioritising walking and cycling above private transport car parks to encourage active transport.

- CARRIED

**ITEM 11.4**

**LEBANON AID**

**(28)**

**CLR. ZAKHIA:/CLR. STAVRINOS**

RESOLVED that Council writes to the Prime Minister Anthony Albanese, and NSW Premier Chris Minns, to stand with the innocent victims of Lebanon, and to increase financial funding and aid to a country facing a humanitarian crisis.

- CARRIED

**ITEM 11.5**

**CELEBRATING OCHI DAY**

**(29)**

**CLR. RAFFAN:/CLR. STAVRINOS**

RESOLVED that Council, in support of our Greek and Cypriot community members, supports and recognises the celebration of "Ochi Day" in Earlwood, Campsie and Bankstown on 28 October 2024 as outlined in this motion.

- CARRIED

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**ITEM 11.6**                      **AUNTY JENNIFER COOKS RIVER ALLIANCE**  
**(30)**                              **CLR. RAFFAN:/CLR. BLOOD**

RESOLVED that Council:

1. Acknowledge the passing of Wiradjuri woman and Cooks River Valley Association Member, Jennifer Newman. Her advocacy for the river and its community over many years has been instrumental in restoring the river's health and ensuring its Aboriginal culture and heritage preserved.
2. Liaise with the family of Jennifer Newman to determine an appropriate recognition and report back to Council.

- CARRIED

**SECTION 12:**                      **CONFIDENTIAL SESSION**

**(31)**                              **CLR. ZAKHIA:/CLR. WALTHER**

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 Item 12.1 in confidential session for the reasons indicated:

Item 12.1 Proposed Acquisition of Property in 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.*

- CARRIED

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 9.15 PM AND REVERTED  
BACK TO OPEN COUNCIL AT 9.26 PM.**

**ITEM 12.1**                      **PROPOSED ACQUISITION OF PROPERTY IN LAKEMBA**

CLR AKTHER TEMPORARILY VACATED THE CHAMBER AT 9.20 PM AND RETURNED AT 9.21 PM.

CLR RAFFAN TEMPORARILY VACATED THE CHAMBER AT 9.20 PM AND RETURNED AT 9.21 PM.

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(32)

**CLR. WALSH:/CLR. CAHILL**

RESOLVED that the recommended approach regarding the matter, as outlined in the report, be approved.

- CARRIED

**THE MEETING CLOSED AT 9.27 PM.**

Minutes confirmed 26 NOVEMBER 2024

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Mayor