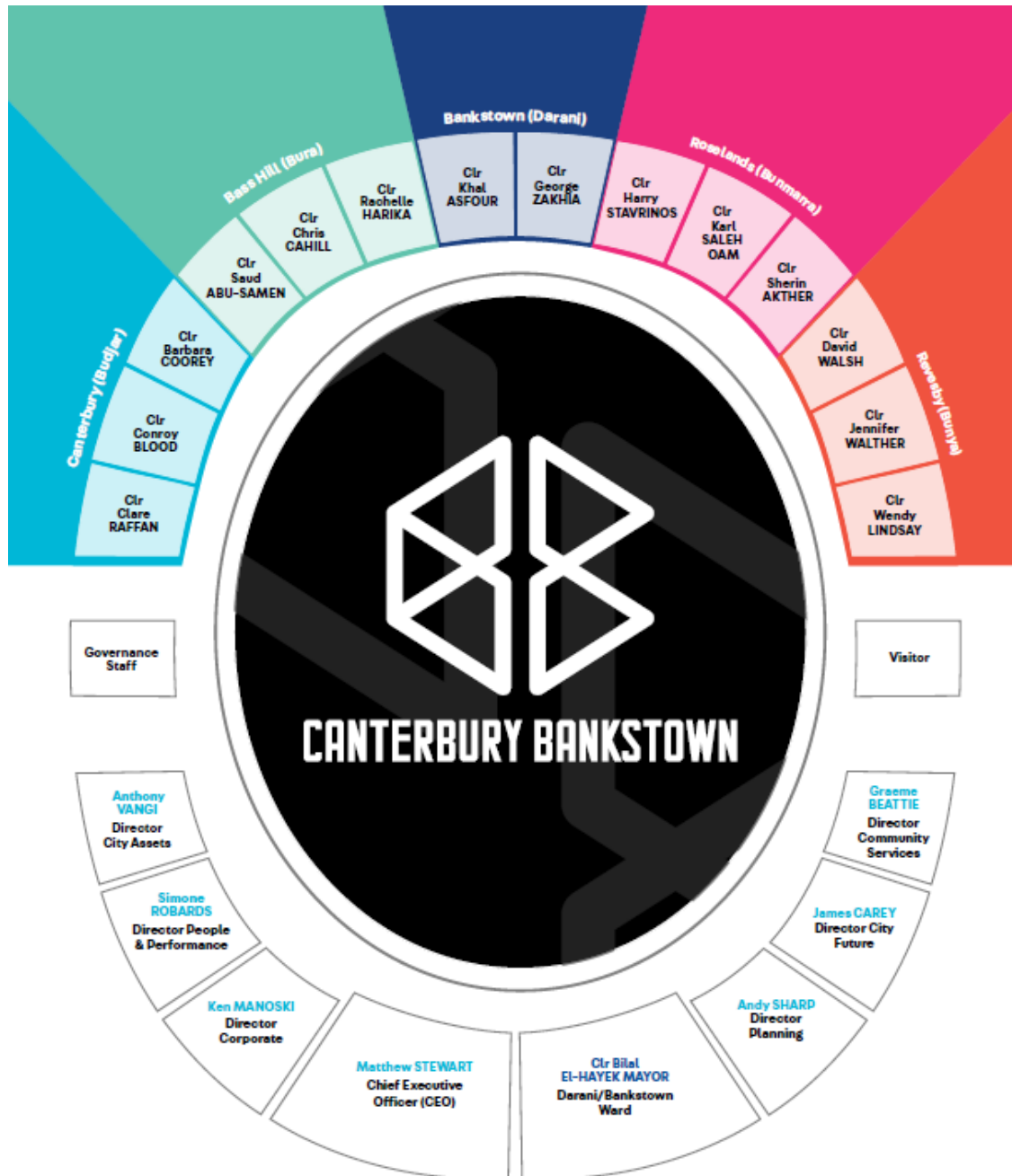




Agenda for the Ordinary Meeting

26 November 2024





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 LEAVE OF ABSENCE

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The following minutes are submitted for confirmation -

2.1	Minutes of the Ordinary Meeting of Council of 22 October 2024	11
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CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
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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

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 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 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. Cllr 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 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 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
(8) **LEBANON STATEMENT**
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
(9) **SHOPPING TROLLEYS**
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
(10) **AUSTRALIA DAY HONOURS 2025**
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
(13)

STREET BARBECUE COOKING

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
(14)

REQUEST FOR EXTENSION OF LEASE OF LAND BY SYDNEY METRO AND 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
(15)

CASH AND INVESTMENT REPORT AS AT 30 SEPTEMBER 2024

CLR. RAFFAN:/CLR. STAVRINOS

RESOLVED that

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

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- Public Interaction and Meeting Disclosure Policy
- 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. Cllr 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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4. The Chief Executive Officer be authorised to set the date for the public meeting and give notice in accordance with the Local Government Act 1993.

- CARRIED

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

ITEM 8.5 **CODE OF MEETING PRACTICE - 2025 SCHEDULE OF MEETINGS**

CLR STAVRINOS TEMPORARILY VACATED THE CHAMBER AT 8.18 PM AND RETURNED AT 8.19 PM.

CLR ABU-SAMEN TEMPORARILY VACATED THE CHAMBER AT 8.19 PM AND RETURNED AT 8.23 PM.

CLR BLOOD TEMPORARILY VACATED THE CHAMBER AT 8.23 PM AND RETURNED AT 8.25 PM.

AT THIS STAGE OF THE MEETING, IN ACCORDANCE WITH CLAUSE 15.14 OF THE CODE OF MEETING PRACTICE, HIS WORSHIP THE MAYOR ISSUED A FIRST AND SECOND WARNING AT 8.25 PM TO COUNCILLOR COOREY FOR ACTS OF DISORDER.

(24) **CLR. ASFOUR:/CLR. CAHILL**

RESOLVED that the frequency, time, dates and place for the 2025 Schedule of Council Meetings as detailed in the report, be adopted.

- CARRIED

ITEM 8.6 **CASH AND INVESTMENT REPORT AS AT 30 SEPTEMBER 2024**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 15 ON PAGE FIVE OF THESE MINUTES.

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

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 16 ON PAGE SIX OF THESE MINUTES.

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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 Stavrinos declared a non-significant, non-pecuniary conflict of interest given he operates a business in Belmore. Cllr Stavrinos 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
(28)

LEBANON AID

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
(29)

CELEBRATING OCHI DAY

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

.....
Mayor

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

4 MAYORAL MINUTES

The following items are submitted for consideration -

4.1 "Mudcrab" Letter	31
4.2 Greek Orthodox 60th Anniversary	33
4.3 Christmas in the City 2024	35
4.4 Local Community Based Donations	37

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ITEM 4.1 "Mudcrab" Letter

Councillors,

Our role is to represent the community and provide the services and amenities they expect and deserve. It's also about building relationships with community groups and organisations to help make our City a great place to live.

One such organisation is the Cooks River Valley Association and their affiliation with the "Mudcrabs", a group of volunteers, or Eco warriors, that care and maintain the Cooks River and its foreshore.

The reason I have singled out this group is that I have recently received a letter (which is attached) thanking Council and staff for the support provided to them in their quest to breathe new life into this important waterway.

The work they do all year round is a dedication of love and care for their local environment. .cleaning rubbish and debris along the foreshore, restoration of the natural bushland and much more. Their purpose is to improve the health of the river and to create a beautiful place for families and the wider community to enjoy.

The letter acknowledges the professional advice and support given by Council, in particular the provision of mulch and plants and the assistance by our Resource Recovery unit.

To show their appreciation they have invited all Councillors to their end of year Christmas gathering which will be held at the Hurlstone Memorial Reserve Community Centre, between 11.00am and 3.00pm on Sunday, 1 December 2024.

Tonight, I table their correspondence and in turn thank them and applaud the work they do in our community. I further encourage you all to take up their heartfelt Christmas invitation.

Councillors, I put the Mayoral Minute.

ATTACHMENTS [Click here for attachment](#)

-
1. Letter from Cooks River Valley Association

Mayoral Minutes - 26 November 2024

ITEM 4.2 Greek Orthodox 60th Anniversary

Councillors,

Let me take you back in time. The year is 1963 when a group of parents got together to establish a Greek Community at Belmore and one of their visions was to build a church. The Archbishop at the time was all in favour of the creation of new churches but due to internal politics it was pushed aside. The following year with the issues resolved, a Belmore Community was established, a Ladies Auxiliary formed and Sunday school and School of Greek for children opened.

Not long after, church services commenced in the Parry Pavilion, and negotiations began to purchase a small building in Isabel St Belmore which would become the site of the All-Saints Greek Orthodox Church at Belmore.

The Greek community rallied, holding functions and events and raising funds to expand the church and school to meet the demands of a growing community. And you will be pleased to know that one of those volunteers leading the way was foundation member George Peponis who offered to act as the builder.

Councillors, the Greek community has so much to be proud of and celebrate. In fact, the 60 Year Anniversary celebrations of the Greek Orthodox Churches, All Saints Belmore and St Euphemia Bankstown are examples of how different faiths and religions assimilate in the community and flourish.

Tonight, I propose Council congratulates St Euphemia on their recent celebrations and supports the upcoming 60th Anniversary luncheon of All Saints Belmore on 8 December by purchasing a table of 10 at a cost of \$1000. This celebration will follow a Hierarchical Divine Liturgy presided over by His Eminence Archbishop Makarios of Australia.

I further propose inviting our Greek church leaders and others to a small morning tea and Certificate of Recognition presentation at Council's Chambers early in the New Year. The cost of holding this event is expected to be under \$500.

The Anniversary luncheon and recognition presentation costs are to be met from funds allocated under Council's Grants and Sponsorship Policy.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 26 November 2024

ITEM 4.3 Christmas in the City 2024

Councillors,

It's beginning to look a lot like Christmas!

Across the City, retailers are decking out their stores. . . . and most residents are excitedly planning their holidays away with family and friends, or booking venues for that special Christmas luncheon. . . our Council too is embracing all things Christmas by dressing up the City and hosting several events. . . .

Celebrating Christmas is also a time honoured tradition for many people across our City, as they express their religious beliefs beliefs which we must acknowledge and respect it's also a time to remember those less fortunate and homeless . . . and a time to remember those suffering in wars around the globe. . .

As in previous years, Council's elves have been busy decorating our City and planning events and activities to entertain residents of all ages. . . most of you would have started to notice Christmas trees and lights activations popping up in and around our town centres in each ward, with the lighting of the main tree in Paul Keating Park this Thursday . . there'll also be Christmas village markets at both Bankstown and Campsie, entertainment and plenty of kid's activities and games . . .

And for those who love to belt out a tune, Christmas Carols at Wiley Park always attracts a huge crowd and is a family favourite. . . for residents who take pride in decorating their homes, our Christmas lights competition is now under way . . . And if I can share the story of one family at Roselands, they are putting up 250,000 lights, all for a good cause, raising more than \$100, 000 for the Children's Hospitals at both Westmead and Randwick.

My Mayor's Christmas Toys and Hamper Drive has kicked off and you too can help by donating at our libraries. . . and to thank all those organisations and community groups that have made a difference, I will be joining you at Council's annual Christmas event.

Councillors, as another year draws to a close, let us all be grateful we live in a beautiful, peaceful country where we can live together in harmony and celebrate Christmas and all the joy it brings.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 26 November 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.

Bankstown Community Resource Group

Bankstown Community Resource Group Inc (BCRG) is a not-for-profit charity registered community organisation based in Bankstown. BCRG provides a range of direct services, information, training and referral across the Bankstown Local Government Area aimed at children and families with a diversity of needs and from a variety of cultural and linguistic backgrounds.

For the past 10 years, BCRG has been running a Christmas event for our local Aboriginal and Torres Strait Islanders families. This is a celebration of Aboriginal and Torres Strait Islander culture with our children, families, and local community.

This year the event is being held on Saturday 7 December and due to its increasing popularity, it requires a new venue. The organisers have booked the Yagoona Community Centre and Ron Whitehead Place and have requested funding towards the venue cost. The total cost of hire is \$1,386.90.

I recommend that Council support a donation of \$750 towards the cost of venue hire for this event.

RECOMMENDATION

1. Council support a donation of \$750 towards Bankstown Community Resource Group Christmas event for the hire of Yagoona Community Centre and Ron Whitehead Place.
2. These funds be made available from the Community Grants and Event Sponsorship Program Budget.

Councillors, I put the Mayoral Minute.

5 ITEMS TO BE RESOLVED BY EXCEPTION

6 PLANNING MATTERS

The following items are submitted for consideration -

- | | | |
|-----|---|----|
| 6.1 | Draft Bankstown City Centre Development Control Plan Post Exhibition Report | 43 |
| 6.2 | Report on Council's Performance in the Assessment of Development Applications for the First Quarter of the 2024/25 Financial Year, Clause 4.6 Variations Approved for the First Quarter of the 2024/25 Financial Year, Planning Related Legal Appeals, and the Status of Current Planning Proposals | 57 |
| 6.3 | Canterbury-Bankstown Design Review Panel | 61 |
| 6.4 | Planning Proposal – New Employment Zones | 67 |
| 6.5 | Belmore and Lakemba Transport Oriented Development Precinct Submission and Alternate Scheme | 75 |

Planning Matters - 26 November 2024

ITEM 6.1 Draft Bankstown City Centre Development Control Plan Post Exhibition Report

AUTHOR Planning

SUMMARY

- The purpose of this report is to seek Council's adoption of draft amendments to the Canterbury-Bankstown Development Control Plan 2023 (DCP) for the Bankstown City Centre.
- In 2021, Council resolved to prepare draft DCP Amendments to support the implementation of the Bankstown City Centre Master Plan under the Department of Planning, Housing and Infrastructure's (DPHI) Bankstown Accelerated Transport Oriented Development Program.
- The draft DCP Amendments provide a comprehensive guide to development in the Bankstown City Centre, ensuring that development achieves design excellence, is easier to move around for pedestrians and cyclists, is greener with more open space and contributes towards Bankstown becoming centre that workers, residents, students and visitors enjoy being in during the day and evening. The draft DCP Amendments aim to balance the requirements for housing, while supporting the creation of new jobs and employment floor space.
- Council exhibited the draft DCP Amendments from 20 September to 20 October 2024. During this time, 20 written submissions were made by the public and State agencies, of which 95 percent either supported, sought amendments to or made general comments regarding the DCP or raised concerns beyond the scope of the draft DCP and five percent opposed the draft DCP amendments.
- In considering the submissions, it is recommended that Council adopt the draft DCP Amendments subject to minor changes to improve clarity, remove conflicting controls and to streamline the draft planning controls. Should Council adopt the draft DCP Amendments, these would apply to development applications lodged on or after the DPHI finalises the LEP Amendments under the Bankstown Accelerated Transport Oriented Development Program.

RECOMMENDATION That -

1. Council adopt the amendments to the Canterbury-Bankstown Development Control Plan 2023, as provided in Attachment 1.

2. Council grants delegation to the Chief Executive Officer to make administrative amendments and other changes required by the gazettal of the Bankstown Transport Oriented Development State Environmental Planning Policy before the Bankstown City Centre Development Control Plan comes into effect and is published on Council's website.
3. The draft amendments to the Canterbury-Bankstown Development Control Plan 2023 will apply to development applications lodged on or after the date that the Bankstown Transport Oriented Development State Environmental Planning Policy comes into effect.

ATTACHMENTS

[Click here for attachments](#)

1. Draft DCP Amendments Chapter 6.2 Bankstown City Centre
2. Response to submissions received during public exhibition
3. Canterbury Bankstown Design Review Panel advice on Connecting with Country draft DCP Provisions

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- The draft DCP Amendments helps deliver on Council's commitments in the CB City 2036 Community Strategic Plan as part of the seven 'City Transformations'. In particular, the draft DCP Amendments will support Bankstown City Centre becoming a more well-designed, attractive City that is also cooler and more sustainable ('Liveable and Distinctive' and 'Moving and Integrated' Actions).
- The draft DCP Amendments are consistent with CBCity's LSPS 'Connective City 2036', which establishes the need for Bankstown City Centre to aligns with Councils place-based approach to planning, delivering housing and economic development within Bankstown Strategic Centre. The draft DCP Amendments play an integral role in achieving the following Priority Evolutions:
 - E3.1 Increase job numbers, choice and diversity;
 - E3.5 Attract investment in health, education, research and technology; and
 - E7.1 Deliver cultural spaces and places in Bankstown City Centre.
- Council's 2024-25 Operational Plan identifies the need to develop and adopt a Development Control Plan for Bankstown CBD Master Plan (ref. 17.2). The draft DCP Amendments aligns with the vision and objectives of the adopted Bankstown Master Plan, where it is not inconsistent with Bankstown TOD.
- The draft DCP Amendments implement the adopted Bankstown City Centre Master Plan (2021) and gives reference to Bankstown Complete Streets (2019), both of which provide a series of Bankstown City Centre specific provisions and priorities and identify the need for these provisions to be incorporated into the DCP.
- The draft DCP Amendments are consistent with the Canterbury Bankstown Local Infrastructure Contributions Plan (2022) and will play an important role in ensuring future developments contribute to public domain improvement and community infrastructure through the payment of Section 7.11/12 Development Contributions to Council.

STRATEGIC IMPACT

This matter has no financial implications for Council.

DETAILED INFORMATION

Purpose

This report provides Council with the outcome of the exhibition of the draft Bankstown City Centre DCP Amendments. It requests Council's adoption of the draft DCP Amendments, which balances the requirements of Bankstown TOD Precinct Plan with the objectives of the adopted Bankstown Master Plan.

Background

In September 2021, Council adopted the Bankstown Master Plan, which was prepared following a comprehensive urban design and technical analysis of the Bankstown City Centre, and its needs to support a growing population to meet the State Government's population targets under the South District Plan. Council also resolved to prepare and exhibit a 'Development Control Plan to support the Master Plan, to be exhibited concurrently'. In response to the Bankstown TOD Council further reinforced the need to prepare a DCP at the February 2024 Council Meeting.

In December 2023, the NSW Department of Planning, Housing and Infrastructure (DPHI) announced the TOD Program and Low to Mid Rise Housing planning changes. The TOD Program identified Bankstown as an 'accelerated TOD Precinct', meaning that most land within 1,200 metres of Bankstown rail and metro station would be rezoned to facilitate housing growth and the delivery of affordable housing through a State-led rezoning process. The Accelerated Precinct Rezoning Package was exhibited between 16 July and 30 August 2024 ([click here](#) for exhibition package) by the NSW Government. At a high level, the Government's Accelerated Precinct work adopted the principles and vision of the Bankstown City Centre Master Plan.

It is essential that Council makes amendments to its DCP controls for the Bankstown City Centre to facilitate the delivery of cohesive vibrant streetscapes, solar access to private and public spaces and buildings, public domain improvements and new green and open space. The draft DCP Amendments will replace the existing Chapter 6.2 – Strategic Centres, Bankstown City Centre of the CB DCP 2023. The draft DCP Amendments has adopted a visual approach, with the aim of demystifying planning policy for the community, and to provide examples of beautiful and functional developments that embody the quality of design Council seeks in Bankstown.

The draft DCP Amendments reflect the extensive work Council has done master planning Bankstown City Centre and sets a framework and expectations that new development built to the new TOD development standards will deliver high quality outcomes as Bankstown continues to grow.

The aim of the draft DCP Amendments is to accompany the new TOD provisions, in line with the State Government's compressed timeframe, to ensure that development celebrates the unique character of Bankstown, meets the community's needs, and is well designed to accommodate planned population growth.

Council exhibited the draft DCP Amendments over a 30-day period, from 20 September – 20 October 2024. During this time a total of 20 submissions were received, of which 50 percent were in support, 45 percent neither supported nor opposed the draft DCP or made general comments and five percent objected to the draft DCP. Parts of the draft DCP Amendments were revised in response to the submissions received. Due to the minor nature of the revisions, renotification is not required.

Discussion

Objectives of the draft DCP Amendments

The objectives of the draft DCP Amendments are to:

4. Deliver a development control plan chapter that reflects and aligns with the Bankstown TOD SEPP;
5. Deliver a development control plan that implements the adopted Bankstown Master Plan, where it does not contravene the Bankstown TOD Precinct Plan prepared by DPHI;
6. Improve the quality of development in Bankstown City Centre; and
7. Undertake a visual-led approach to the development control plan, to demystify planning and improve the document's accessibility and legibility.

DCP Structure

Councils approach to the draft DCP Amendments focused on integrating the place-based strategies contained in the adopted Bankstown Master Plan, while retaining consistency with the Bankstown TOD. The draft DCP Amendments will replace CB DCP 2023's Chapter 6.2 – Strategic Centres, Bankstown, and is based on the following structure:

1. **Introduction** –Application of the DCP and Vision.
2. **Understanding Place** –Character Areas and Connecting with Country provisions
3. **Designing the Public Domain** –provisions for streets, tree canopy and green cover, undergrounding overhead wires, open space and community infrastructure.
4. **Built Form** – provision for minimum lot sizes, frontages, and isolated sites, the building envelope, residential ground floor frontage, building interface with open space, building interface and active frontages, visual diversity, articulation, and fine grain buildings, materials and finishes, and rooftop and podium communal open space.
5. **General Provisions** – provisions for dwelling mix and flexible housing, parking, heritage, solar energy requirements, signage and lighting, waste management, design for flood affected properties, and underground floor space.
6. **Key Sites** – provisions for the New Bankstown Hospital and TAFE site, the LaSalle Catholic College site, ALDI Store site, 67-69 Rickard Road, Compass Centre, Bankstown Sports club, South Terrace and future public park and plaza, 8-14 West Terrace, 212 South Terrace, Bankstown Central shopping centre site.

7. **Additional General Provisions** (incorporated post exhibition into the ‘body’ of the DCP) – including provisions for innovative waste collection systems, urban cooling and environmental sustainability, energy and water management, building addresses and numbering, and additional controls for retail development that proposes to provide shopping trolleys.

If adopted, the draft DCP Amendments will be the guiding document that establishes development Objectives, Principles and Controls to complement the provisions of the Bankstown TOD in the CB LEP 2023 (once gazetted). It is to be read in conjunction with the whole CB DCP 2023, CB LEP 2023 and relevant SEPPs.

The figures below are extracts from the draft DCP Amendments to showcase the visual-led design that will set the standard approach for future DCP amendments of Council.

Chapter 6.2 Bankstown City Centre
Centering Bankstown Development Control Plan 2023

Section 2 – Understanding Place

2.1 Character areas

2.1.1 Overview of Character Areas

Bankstown City Centre has eight unique character Areas. Character Areas identify where there is a consistent and distinct existing character to be retained and enhanced or where a strategic assessment has determined the area will change and have a desired future character. Character Areas ensures that new development aims to have a consistent approach to matters including, however not limited to built form, function, heritage, landscape and street trees, streetscapes and materials and finishes. Different areas of distinct character make a place special and unique.



Figure 2. Axonometric view of character areas in Bankstown City Centre with indicative massing of potential future development

Figure 1: Figure from the draft DCP showing the character areas of the Bankstown City Centre

Section 4 - Built form

Overview

This section focuses on the design of built form and associated elements including open space and landscaping. The design of a building begins with consideration of the local context, including the characteristics of a character area, proximity to any heritage items, and the interface with the public domain.

Using the macro and site analysis, the design should also consider opportunities for public domain improvements and achieving excellent design outcomes for Bankstown.

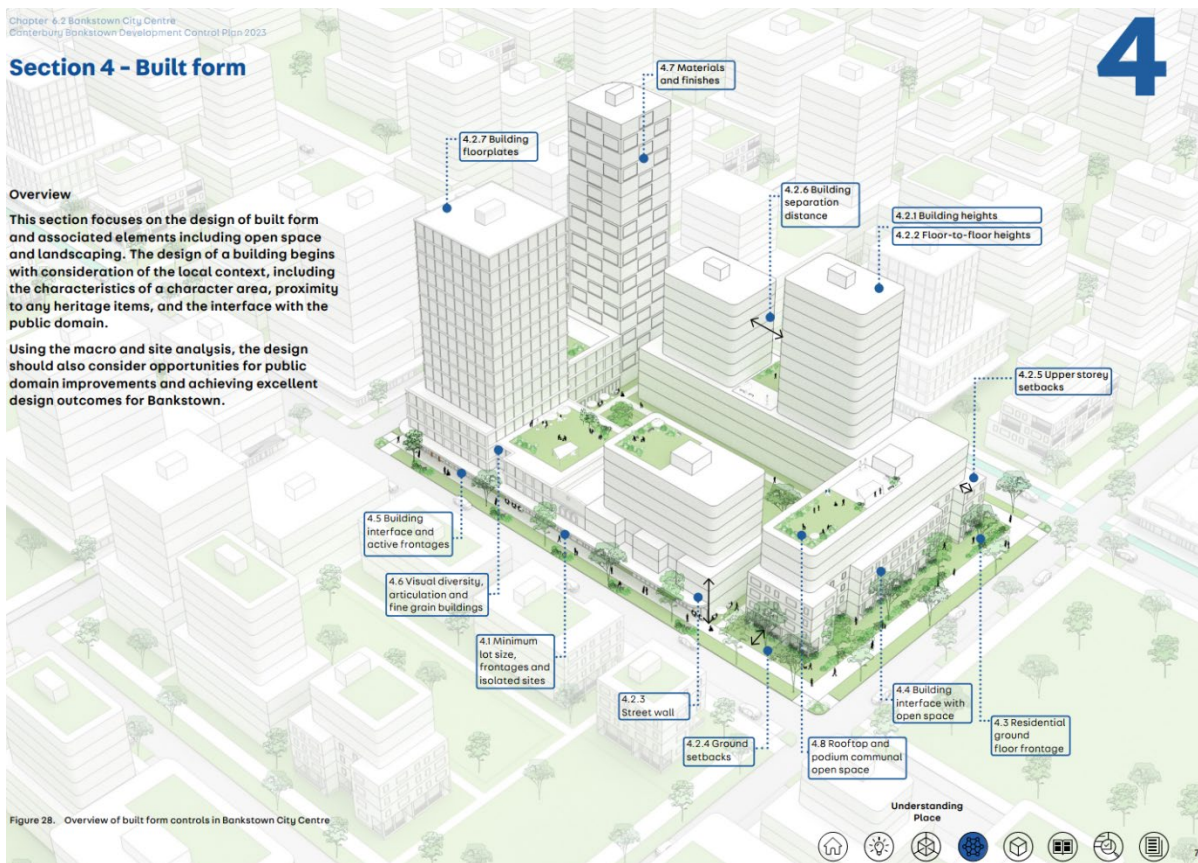


Figure 28. Overview of built form controls in Bankstown City Centre

Figure 2: Figure from the draft DCP an overview of the various building controls that apply to new development in the Bankstown City Centre

Chapter 6.2 Bankstown City Centre
Canterbury Bankstown Development Control Plan 2023

Section 4 - Built form

4.6 Visual diversity, articulation and fine grain buildings

Objectives

- O1. Ensure that podiums are not overbearing in length and are designed with smaller parts to create a fine grained and varied experience at street level.
- O2. Ensure street blocks present as a group of buildings not a single building.
- O3. Maintain a diverse and interesting skyline on large sites that propose two or more buildings through a mix of varying heights, roof form and tower design.
- O4. Encourage variety in architectural design and character across large developments to provide a fine grain which enriches and enlivens the City's public realm.
- O5. Ensure that building services are integrated into the building design and hidden from public view to provide a quality street interface.

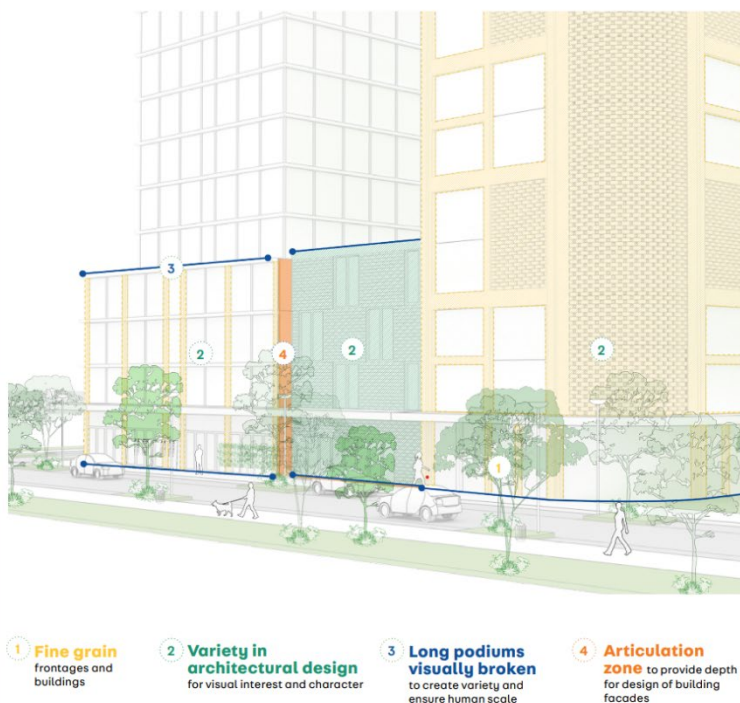


Figure 57. Design guidance on building facades to ensure visual diversity, articulation and fine grain

Figure 3: Figure from the draft DCP showing the use of 3d imagery to describe or explain planning terminology

Strategic Planning Context

The draft DCP Amendments build on the CB DCP 2023's existing Chapter 6.2 – Strategic Centres, Bankstown City Centre, which focuses on the desired character-building form, pedestrian amenity and active street frontages, and WSU Bankstown Campus. The draft DCP takes an integrated approach towards development within the Bankstown TOD precinct, integrating the Bankstown Master Plan, Bankstown TOD, and Bankstown Complete Streets to ensure the built environment aligns with the NSW Government's and Council's strategic intentions for Bankstown City Centre.

The draft DCP Amendments ensure that the housing requirements established in Bankstown TOD are delivered to a high standard and contribute to creating a Strategic Centre that residents and visitors enjoy and celebrate. It ensures that development will be adequately supported by requisite infrastructure, focusing on active and public transport options, and safeguarding the delivery of through-site links that will improve pedestrian experiences, connect key sites and make Bankstown a more dynamic place.

The draft DCP Amendments maintains Council's approach towards considered place-based planning, as established in City's LSPS 'Connective City 2036' Evolution 1.6 - Undertake the City's evolution through a well-tested, design-led process.

Overview of key changes

Distinctive Character Areas and using Objectives, Principles and Controls

The draft DCP Amendments recognise and build upon the eight character areas established in the Master Plan:

- City Centre Core;
- The Avenue;
- Food & Culture;
- Civic;
- Eds and Meds;
- Memorial Park;
- High Density; and
- Terraces & Apartment.

The draft DCP Amendments provide a desired future character statement for each of the centres which is based on the Master Plan and requires all new development in a character area to satisfy the outcomes expressed in the relevant character statement. For each character area, there are specific Principles that must be addressed by applicants when lodging Development Applications.

The draft DCP also implements the use of 'Principles' in a number of sections to provide a direction for applicants and Council's assessment to include consideration of the merits of the proposal. The draft DCP uses Objectives, Principles and Controls in the DCP in the following way:

- Objectives - These are the 'why' the DCP has the principles and controls in place.

- Principles - These are the 'what' Council wants statements. They provide clear direction as to what should be done, without saying how applicants should achieve these outcomes. How these are achieved comes down to individual site circumstances, design and merit.
- Controls - These tell the applicant 'what' Council wants to see, and 'how' to do it. They are definitive, and easily assessable, and provide clear guidance on exactly what to do.

Connecting with Country

The draft DCP Amendments incorporate design guidance that ensures significant developments consider and adopt Connecting with Country principles – a first for planning controls in CBCity and the first locally-led DCP in NSW to do so.

The DCP will require all development that triggers Clause 6.15 Design Excellence in the CB LEP 2023 to address the Connecting with Country controls, consistent with the recommendations of the Aboriginal Culture and Heritage Study prepared to inform the Master Plan in relation to encouraging the incorporation of Aboriginal heritage, artwork, wayfinding, and naming conventions in the Bankstown City Centre. The Study also recommended that Council include provisions that encourage development that recognises Aboriginal land, history, and stories, through engagement with Indigenous historians and researchers. This study was undertaken in consultant with Council's First Peoples Advisory Committee.

The draft DCP Amendments adopted the recommendations of the study and the NSW 'Connecting with Country Framework', to ensure that new development acknowledges and celebrates the indigenous heritage of Bankstown City Centre.

Environmental Sustainability and Tree Canopy Coverage

In alignment with the provisions of the adopted Bankstown City Centre Master Plan and CBCity's LSPS 'Connective City 2036', the draft DCP Amendments develop design controls and guidelines for sustainability excellence. The provisions for built form controls and canopy coverage ensure development considers and complies with Councils target to increase canopy coverage, reduce urban heat, reduce reliance on fossil fuels and improve water efficiency. The DCP controls are informed by the Urban Tree Canopy Master Plan that was prepared for the Master Plan. Sustainability controls are included in the draft DCP Amendments to require all new mixed-use development, residential development, commercial premises, tourist and visitor accommodation, health services facilities and educational establishments to use only electricity for all energy requirements associated with normal operations. No new gas connections will be permitted for such development.

Referencing Bankstown Complete Streets and Elevating the Importance of the Public Domain

The draft DCP Amendments include an emphasis on the need for new development to contribute to public domain in a positive way. Diagrams and images from the Bankstown Complete Streets document have been used to inform applicants and developers of private land what the Council's adopted vision for the public streets and spaces in Bankstown City Centre.

Controls for minimum solar access to the public open spaces within the Bankstown City Centre are included along with controls for key public streets and public spaces that require special design responses such as finer grained shops, or new through-site links that integrate with a CBD-wide pedestrian and cyclist movement network.

Maximum Car Parking Provision

The intentions of the Bankstown Master Plan and Bankstown TOD are to manage congestion and encourage active and public transport use, including a maximum parking rate (with no minimum) for residential and commercial uses in the core of the Bankstown City Centre, and a minimum and maximum parking rate for the remainder of the City Centre.

New DCP Dictionary Definitions

The draft DCP Amendments includes several new definitions that will be integrated into the Section 2 - Definitions within chapter 1.1 Introduction and administration of the CB DCP 2023. The new definitions include explanations of all new sustainable building terms and explanations of architectural terms like 'building envelope', 'fine grain', 'reinforced corner' and 'upper storey setback' and the like.

Community consultation

Council actively engaged the community in a 30-day exhibition of the draft Bankstown City Centre Development Control Plan from the 20 September – 20 October 2024, in line with the Canterbury Bankstown Community Participation Plan, which requires a minimum 28 day exhibition period for DCP amendments.

Engagement was conducted through notification letters, and a Have Your say Page on the CBCity website. Council sent a total of 13,917 letters to landowners and occupants within the Bankstown City Centre area. In total the consultation reached approximately 15,000 people, resulting in 20 unique written submissions. Of the written submissions:

- Ninety-five percent (19 submissions) either supported fully or partially, sought amendments to or made general comments regarding the DCP or raised concerns beyond the scope of the draft DCP; and
- Five percent (one submission) opposed the draft DCP.

Key matters raised in submissions

1. Concern regarding limited parking supply, with several submissions noting that parking would be limited due to increased density and maximum parking requirements. These concerns are noted, and for this reason, the area of no minimum parking is confined to those areas approximately 200-400 metres from the station, and only for limited land uses (such as office or residential uses). Other, more specialised uses would still require sufficient parking as per the general provisions of the DCP.
2. Support for the Public Domain provisions, noting the need for improved pedestrian amenity, accessibility and active transport connectivity.

3. Concern regarding the inclusion of a map showing the storey height of buildings, noting that this may contravene LEP provisions for the permissible height of buildings. This map is included for clarity, and will not contravene the LEP, as it sets clear parameters for acceptable floor to floor heights for certain uses to ensure a building is well designed and can also meet relevant building code standards. It also ensures sufficient space for rooftop plant and lift overruns, as well as ground floor activation and service entries.
4. Individual land owner submissions seeking to amend controls for Key Sites to be consistent with the rest of the Bankstown CBD and other submissions from land owners to dilute or remove building design requirements such as design excellence, sustainability and floor to ceiling height requirements and increase minimum car parking requirements.

In response to community submissions, submissions from State Government Agencies, advice from Council's Design Review Panel and internal review by Council Officers, a range of minor amendments have been made to the draft Bankstown City Centre DCP to improve clarity, remove conflicting controls and to streamline the document. The following key amendments to the draft Bankstown City Centre DCP have been made:

Item	Proposed Change	Rationale
Connecting with Country	A range of changes made to the objectives and design guidance to reflect independent peer review advice sought from Council's Design Review Panel (refer to Attachment 3)	The independent advice of the Design Review Panel has merit and is based on logical and well-reasoned justification. The changes help improve the readability of the section and will address important aspects that were not included in the exhibition draft such as requirements to protect intellectual property of Aboriginal artists, requiring consideration of 'Health Country' and 'Healthy Community'..
Through-site links for pedestrians and cyclists on private land delivered as land is redeveloped	Remove reference to the through-site links being dedicated to Council and replace with the requirement that through-site links are to be kept in private ownership with an easement provided for public access	There is a need for Council to make clear to developers the expectations regarding how through-site links are to be delivered and that Council will not take ownership of such links. The controls have been amended to also require the applicant at DA stage to demonstrate how maintenance of the through-site link will be carried out, with no costs to Council.
Active frontages for flood affected sites	Remove section and refine for incorporation in a later DCP Amendment.	The inclusion of controls that allow for development below the flood planning level requires further review to ensure Council is not exposed to unaccepted insurance and risk liabilities when approving Development Applications that would use these new controls.

Item	Proposed Change	Rationale
Building interface and active frontage design guidance	Remove 'Maximum average tenancy width (ground floor level) 10 metres' from Figure 65	Council notes that the intended objective – of achieving thoughtfully articulated, fine grained, active ground floor frontages – can be achieved through 10 tenancy entries per 100 metres. As such, Council will remove the control stating that the maximum average tenancy width is 10 metres. This will facilitate a better mix of fine grain tenancies along streets while accommodating some larger floorplate commercial uses that must still provide fine grain facade detailing.
Designing housing in late night areas	Introduce new controls to require new housing to be designed to minimise noise to residents from late night and noisy environments	The Bankstown TOD will provide new exempt development provisions to enable late night trading for business premises, shops, markets, restaurants, take away food and drink premises and mobile food and drink outlets. It is imperative that new housing in the City Centre is designed to acknowledge these late night and possibly noisy uses and include noise attenuation as part of the apartment design.
Appendix 2 – Additional General Provisions	Relocating the controls located in the Appendices and integrating them into the body of the DCP.	There was confusion regarding whether the controls in the appendix were applicable and should be considered alongside the controls in the body of the DCP. The controls are applicable and have been integrated into the DCP where most relevant.
Key Sites Submissions received from land owners of: Key Site8 – 212 South Terrace Key Site 9 – Bankstown Central	Where reasonable, changes have been made in response to the land owner submissions. The changes are focussed on removing potential confusion and providing greater consistency with the provisions that apply to the rest of the City Centre.	<p>The submissions made on behalf of the owners of Key Site 8 has not been supported by Council as the submission seeks to dilute or remove controls that seek to ensure design excellent design and amenity for future residents on the site. The changes requested in the submission do not align with Council's strategic intent for a well designed Bankstown City Centre.</p> <p>The submission made on behalf of the owners of Key Site 9 raised many proposed changes to the draft DCP including removing controls such as building separation and sustainability provisions which are different from the rest of the City Centre. These changes</p>

Item	Proposed Change	Rationale
		are supported on the basis the site is no longer subject to a separate planning proposal and it is reasonable for the controls for the rest of the centre to apply to this site. The submissions response table at Attachment 2 includes a summary of the changes made in response to the submission.

The changes respond directly to submissions received and Council Officers review of the draft DCP Amendments during and following exhibition. There are no significant new additional controls or changes that alter the underlying intent of the DCP or materially impact the development potential of land in the Bankstown City Centre. The changes made in response to the submissions improve clarity and remove duplication, include additional requirements requested by State Agencies to ensure the orderly development of land to satisfy future public infrastructure requirements and include changes that remove site specific controls for certain sites such as Bankstown Central shopping centre site which are no longer required and revert to the City Centre wide controls. Renotification of the draft DCP Amendments is not considered required on this basis.

Alternative ‘Do Nothing’ Option

This report recommends that Council endorse and implements the draft DCP Amendments once the Bankstown TOD Precinct changes are made by State Government via a State Environmental Planning Policy (SEPP). To not adopt the draft DCP will be a ‘do nothing’ approach.

If Council chooses not to adopt the draft DCP and the Bankstown TOD Precinct SEPP comes into effect, the current DCP Bankstown City Centre DCP chapter 6.2 will continue to apply and there will not be DCP planning controls that will manage the impacts of the significantly increased density proposed under the TOD nor will there be appropriate controls to require new through-site links, increased tree canopy and vegetation, sustainable development outcomes, Connecting with Country and design excellence to be addressed by new development.

Recommended Approach

Council’s proposed draft DCP Amendments ensure a coherent, holistic vision and direction to guide the design and assessment of new development in the Bankstown City Centre. The draft DCP Amendments align with Councils strategic vision for Bankstown City Centre as set out in the adopted Master Plan and Bankstown Complete Streets. It contains provisions that ensure development results in good built form outcomes and enables the delivery of public benefits and community infrastructure and responds to the impending changes proposed by the State Government in the Bankstown TOD Precinct.

If endorsed by Council, the draft DCP Amendments will come into effect once the Bankstown TOD Precinct is gazetted by State Government.

This report recommends that the draft DCP Amendments are updated to reflect the final planning controls in the Bankstown TOD and that delegation is granted to the CEO to enable these changes to be made.

Planning Matters - 26 November 2024

ITEM 6.2 **Report on Council's Performance in the Assessment of Development Applications for the First Quarter of the 2024/25 Financial Year, Clause 4.6 Variations Approved for the First Quarter of the 2024/25 Financial Year, Planning Related Legal Appeals, and the Status of Current Planning Proposals**

AUTHOR **Planning**

SUMMARY

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

1. Performance for processing of development applications for the first quarter of the 2024/25 financial year;
2. Development applications approved with a Clause 4.6 Variation for the first quarter of the 2024/25 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](#)

1. Clause 4.6 register for Q1 of 2024/25 financial year
2. List of active planning related appeals as of 31 October, 2024
3. List of active planning proposals as of 1 November 2024

INTEGRATED PLANNING AND REPORTING ALIGNMENT

CBCity 2036 guides Canterbury-Bankstown for the next decade and beyond and our response to CBCity 2036 can be found in our Delivery Program annual Operational Plans.

Council's 2024-25 Operational Plan Action 3 (Building and Development) supports the delivery of quality and compliant development. This report aligns with the specific destinations in CBCity 2036, creating a City that is Strong and Prosperous and Liveable and Distinctive where we deliver on the needs of our community by enabling an attractive, sustainable, and affordable built environment within a legislative framework.

STRATEGIC IMPACT

This matter does not have any financial or policy implications for Council.

From a community perspective, 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 first quarter of the 2024/25 financial year

- For the first quarter of the 2024/25 financial year, Council determined 236 development applications and 73 Section 4.55 applications (applications to modify a development consent), with a total capital investment value of \$263,649,168.
- The average gross determination times for all development applications for the quarter was 91 days. As can be seen in Figure 1, this sees Canterbury-Bankstown Council as having one of the most efficient planning systems of all metropolitan councils, sixth fastest of the 26 metropolitan councils.

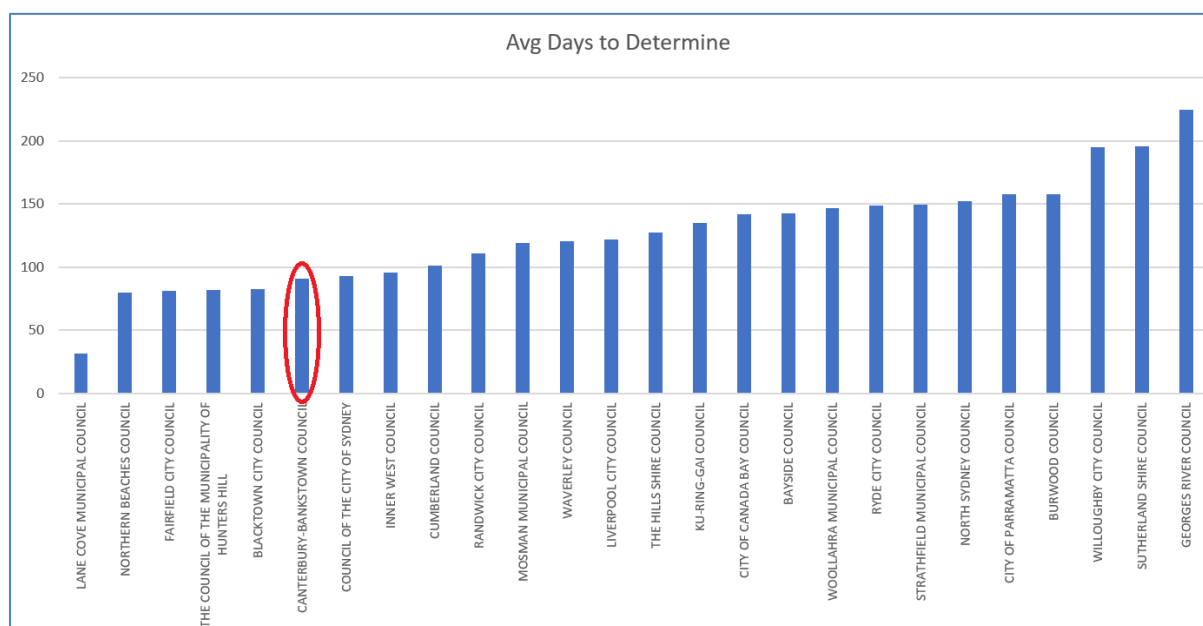


Figure 1: Comparison of assessment times for metropolitan councils

Reporting of development applications which involved a Clause 4.6 submission

- On 21 February 2018, the Department of Planning, Housing and Infrastructure 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 first quarter of the 2024/25 financial year, a total of two variations to an environmental planning instrument were approved. The report provided at Attachment 1 is the required report and includes all results for the first quarter of the current financial year.

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

- Attachment 2 to this report provides details of the appeals currently before the New South Wales Land and Environment Court, as of 31 October 2024. The attached list identifies a total of 28 active appeals. The report also provides information on appeals

that have been finalised between 1 July 2022 and 31 October 2024. In that period there were 38 matters settled by way of a Section 34 agreement after amendments were made to the proposal to address Council’s contentions. Nine 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 of 8 December 2020, Council resolved to receive a regular report detailing all planning proposals.
- Council currently has seven planning proposals in progress, which are outlined in Attachment 3 (and divided into stages represented in Figure 2 below).



Figure 2: Number of planning proposals at key stages of the process

- There are several major urban renewal proposals at various stages of the process, including the Chester Square mixed use proposal, a private hospital proposal at 11 Harp Street, Campsie and Council’s planning proposal to implement the Campsie Town Centre Master Plan.
- Two planning proposals are with the Department of Planning, Housing and Infrastructure awaiting a Gateway determination and four have received Gateway determinations to proceed to exhibition. Council does not currently have any planning proposals with the Department for finalisation.
- It is noted that the Bankstown City Centre Master Plan Planning Proposal and Bankstown Central shopping centre planning proposals have not been included in the above planning proposal statistics, as these planning proposals are subject to the Accelerated Bankstown Transport Oriented Development (TOD) Program led by the NSW Government and is expected to be finalised in November 2024.

Planning Matters - 26 November 2024

ITEM 6.3

Canterbury-Bankstown Design Review Panel

AUTHOR

Planning

SUMMARY

- Council established its Design Review Panel (DRP) in 2020. The Panel is a widely used and accepted mechanism across other Sydney councils and it is designed to help achieve Council's commitment to improving the design quality of the built environment. This is consistent with *Connective City 2036* and community feedback, noting an expectation that the City has better designed and higher quality development.
- Council also resolved to review the operation of the Panel and to report the matter to Council.
- This report addresses the Council resolution by outlining the review findings which found that development applications that incorporated the Panel's recommendations showed notable design improvements. The review also identified ways to make the process more efficient for applicants.
- Council is requested to endorse a revised Terms of Reference to ensure the administrative framework supports the Panel's efficient operation.
- In relation to next steps, it is proposed to commence an Expressions of Interest process to procure and appoint new panel members for a three-year term. In the interim, the existing panel member contracts will be extended by six months to allow time to complete the Expressions of Interest (EOI) process and also ensure that any changes to the LEP in relation to the design excellence clause as a result of the Government's TOD program can be factored into the EOI process.

RECOMMENDATION That -

1. Council endorse the revised Terms of Reference for the Design Review Panel, as provided in Attachment 1.
2. Council commence an Expressions of Interest process to procure and appoint new panel members for a three-year term.
3. Council extend the existing panel member contracts by six months to allow time to complete the Expressions of Interest process.

ATTACHMENTS

[Click here for attachments](#)

1. Revised Terms of Reference
2. Council Report – Ordinary Meeting 8 December 2020

INTEGRATED PLANNING AND REPORTING ALIGNMENT

This matter is consistent with Council's Local Strategic Planning Statement '*Connective City 2036*', which sets the land use and planning vision for Canterbury-Bankstown to 2036. Action E8.2 (page 87) requires Council to establish design processes and a Design Review Panel to test the design quality of development proposals, planning proposals and capital works projects.

This matter is also consistent with Council's Operational Plan 2024/25 (page 124), which seeks ways to plan and advocate for a beautiful urban setting that provides housing, social, recreation, employment, and movement opportunities, with consideration of the natural environment and cultural fabric of the City.

STRATEGIC IMPACT

This matter has no financial implications for Council.

DETAILED INFORMATION

Purpose

- The purpose of this report is to address a Council resolution by informing Council of the operational review of the Design Review Panel, and extend the term of the current Panel by six months.

Background

- At its Ordinary Meeting of 8 December 2020, Council resolved to establish the Design Review Panel with a further report to Council following an operational review of the Panel. The Council report provided in Attachment 2 provides background information on the Panel.
- In summary, the purpose of the Panel is to provide expert design advice to Council and applicants on development applications, planning proposals and other projects, having regard to:
 - The NSW Government Architect Office's policies, environmental planning instruments, development control plans and associated documents; and
 - The actions that need to be taken to improve the design quality of proposals.
- The Panel's advice and recommendations are advisory only. The Panel is not a decision-making body. The Terms of Reference guides the Panel's operation and procedures on key matters such as membership, recruitment and appointment of Panel members, and meeting procedures.
- The Panel meetings are structured as follows:
 - One meeting is scheduled per month, with additional meetings as required;
 - Each meeting includes the Chairperson and two Panel members, selected based on their relevant expertise to the agenda items; and
 - Panel members are remunerated from Council's operational budget, with applicant fees applied at the pre-lodgement phase.
- The current Panel membership includes:

Role	Name	Expertise
Chair	Matthew Pullinger (Matthew Pullinger Architect)	Architecture
Deputy Chair	Stephen Cox (Nicholas Turner)	Architecture, Urban Design
Deputy Chair	Tom Rivard (Realm Studios)	Landscape Architecture, Sustainability, Public Domain
Member	Gabrielle Pelletier (Elemental Architecture)	Architecture, Landscape Architecture
Member	Paul Walter (Atlas Urban Design & Strategy)	Architecture, Urban Design
Member	Peter St Clair (Architects St. Clair)	Architecture
Member	Adam Haddow (SJB Architecture NSW)	Architecture

Discussion

- The Panel commenced operation in June 2023. To date, the Panel has held 12 meetings and provided advice on 17 development proposals.
- A review by Council officers on the Panel's operation identified several positive outcomes:
 - Development applications that incorporated the Panel's recommendations showed notable design improvements and enhanced design quality;
 - Feedback from applicants indicates that early-stage Panel advice led to positive design adjustments and more considered applications, allowing design advice to be incorporated into the development before plans are locked in; and
 - The Panel process has assisted Council officers to understand design issues, enhancing in-house design support for planning.
- The review also identified ways to make the process more efficient for applicants. It is proposed to revise the Terms of Reference to ensure the administrative framework supports the Panel's efficient operation. The key changes are:
 - Require the Panel to provide advice based on Council's design excellence requirements, which was introduced in June 2023 (Canterbury-Bankstown Local Environmental Plan 2023, clause 6.15);
 - Streamline the main point of contact between Council and applicants; and
 - Extend the term of Panel members from two to three years to use Council's resources more efficiently when conducting the recruitment process.
- The term of the current Panel expires in December 2024. It is proposed to extend the term of the Panel by six months, to:
 - Allow time for an EOI process to appoint a new Panel; and
 - Ensure that the EOI process adequately captures a request for new design skillsets that may be required in response to any changes to the Design Excellence Clause resultant of Council's TOD Precinct submissions for Bankstown and Canterbury, noting that Council has advocated for the inclusion of 'designing for country' and 'green infrastructure' as considerations in the design excellence clause. These two areas will require an expansion of skills required on the Design Review Panel.

Recommended Approach

- Should Council endorse the revised Terms of Reference, the next steps would be to:
 - Commence an Expressions of Interest process to procure and appoint new Panel members for a three-year term; and
 - Extend the existing Panel members contracts, which are set to expire in December 2024, by six months to allow time to complete the Expressions of Interest process.

Planning Matters - 26 November 2024

ITEM 6.4 Planning Proposal – New Employment Zones

AUTHOR **Planning**

SUMMARY

- The NSW Government has standardised employment zones across NSW and requires all councils to update their land use planning rules. Council has responded by exhibiting draft changes to its planning rules, which will affect all business and industrial zoned land in our City.
- The draft changes to the Canterbury-Bankstown Local Environmental Plan 2023 propose an administrative ‘best fit’ translation of Council’s existing business and industrial zones to the NSW Government’s new employment zones, with some mandated changes to the associated land use tables. The draft changes will impact zoning and land uses. It does not affect density controls such as building heights and floor space ratios.
- The draft changes to the Canterbury-Bankstown Development Control Plan 2023 propose to make consequential changes that align with the updated LEP, such as updating the zone names. There are no changes to the DCP that will impact how development can be designed or achieved.
- The planning proposal was exhibited from 23 September to 8 November 2024 in accordance with the Gateway determination and Council’s Community Participation Plan.
- Council received 44 submissions in response to the exhibition. Key issues include concern that the draft changes will enable high density development, and spot rezoning requests.
- In considering the submissions, it is recommended that Council adopt the draft LEP amendments as exhibited. Should Council adopt the draft LEP amendments, it would be forwarded to the Department of Planning, Housing and Infrastructure for finalisation and gazettal.

RECOMMENDATION That -

1. Council adopt the planning proposal to amend the Canterbury-Bankstown Local Environmental Plan 2023, as provided in Attachment 1.
2. Council submit the planning proposal to the Department of Planning, Housing and Infrastructure to finalise and gazette.

3. Council adopt the amendments to the Canterbury-Bankstown Development Control Plan 2023, as provided in Attachment 2.
4. The amendments to the Canterbury-Bankstown Development Control Plan 2023 will apply to applications lodged on or after the date that the local environmental plan amendments are published on the NSW legislation website.

ATTACHMENTS

[Click here for attachments](#)

1. Planning Proposal
2. DCP Amendments
3. Council Report – Ordinary Meeting 26 March 2024
4. Submissions Report

INTEGRATED PLANNING AND REPORTING ALIGNMENT

This matter is consistent with Council's Local Strategic Planning Statement '*Connective City 2036*', which sets the land use and planning vision for Canterbury-Bankstown to 2036, namely:

- The new employment zones will continue to enable a greater range of jobs to increase job numbers (Action E3.1, page 53); and
- The locations of the new employment zones are consistent with the adopted employment lands hierarchy in *Connective City 2036* and Council's Employment Lands Strategy to protect and enhance employment lands (Action E3.6, page 53).

This matter also implements a direction of the NSW Government for the standardisation of employment zones across NSW by April 2025.

STRATEGIC IMPACT

This matter has no financial implications for Council.

DETAILED INFORMATION

Purpose

- The purpose of this report is to summarise the exhibition of draft changes to Council's planning rules (Local Environmental Plan and Development Control Plan).
- The intended outcome is to implement the NSW Government's reform to standardise employment zones across all councils in NSW, reported to Council in March 2024 (refer to Attachment 3).

Background

- The NSW Government has standardised employment zones across NSW and requires all councils to update their land use planning rules by April 2025 to respond to the changing nature of industry and business.
- The statewide reform aims to reduce the number of existing business and industrial zones and to mandate more permitted uses in employment areas. The statewide reform is outlined in Attachment 3.
- In relation to the draft changes to the Canterbury-Bankstown Local Environmental Plan 2023, the intended outcome is to carry out an administrative 'best fit' translation of Council's existing business and industrial zones to the NSW Government's new employment zones.
- Based on legislative requirements, the translation will result in Council's eight existing business and industrial zones being reduced to five new employment zones, together with more mandated permitted uses in the Land Use Table. The draft changes do not change density controls – existing height and floor space ratio controls will remain unaffected.



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

- In relation to the draft changes to the Canterbury-Bankstown Development Control Plan 2023, the intended outcome is to make consequential changes that align with the updated LEP, such as updating the zone names. There are no changes to the DCP that will impact how development can be designed or achieved.
- At its Ordinary Meeting of 26 March 2024, Council resolved that:
 1. *The planning proposal to amend the Canterbury-Bankstown Local Environmental Plan 2023, as provided in Attachment A, proceed to Gateway and exhibition.*
 2. *Council delegate authority to the Chief Executive Officer to make necessary changes to the planning proposal and maps to ensure consistency with the Gateway determination and the Department of Planning, Housing and Infrastructure's mapping guideline prior to the exhibition.*
 3. *The planning proposal be reported to Council following the exhibition.*
 4. *Council prepare and exhibit draft amendments to the Canterbury-Bankstown Development Control Plan 2023 and other planning policies to support the planning proposal (if required), and the matter be reported to Council following the exhibition.*
 5. *Council seek authority from the Department of Planning, Housing and Infrastructure to exercise the delegation in relation to the plan making functions under section 3.36(2) of the Environmental Planning and Assessment Act 1979.*
- The Council report is provided in Attachment 3.

Discussion

- The planning proposal exhibition took place from 23 September to 8 November 2024 in accordance with the requirements of the Gateway determination and Council's Community Participation Plan. The exhibition process included:
 - Posting 71,800 notification letters to landowners and occupiers in the business and industrial zones, and to residents and occupiers in surrounding residential areas;
 - Notification letters to Commonwealth authorities, State agencies, utility providers, and neighbouring councils;
 - Exhibition displays at the Customer Service Centres (Bankstown and Campsie);
 - Exhibition displays on Council's website and NSW Planning Portal;
 - Interactive digital maps on Council's website;
 - A hotline for the community to call Council officers directly and discuss the draft changes; and
 - The closure of the Torch newspaper did not enable Council to include a notification in a local newspaper that circulated in the area.
- In total, 2,800 people viewed the exhibition material on Council's website. Council officers responded to approximately 100 phone enquiries.
- Council received 44 submissions from landowners, residents, State agencies, utility providers and neighbouring councils. A summary of the submissions and Council's response is provided at Attachment 4.
- The key issues raised by submissions are outlined below.

- **Issue 1: Do not support the proposed rezonings as it would enable high density development.**
 - Some submissions raise concern that the proposed rezonings would enable high density development, resulting in traffic impacts and amenity loss, particularly:
 - Belmore, Canterbury, Panania and Yagoona where the proposal is to change the zoning from Zone B2 Local Centre to Zone E1 Local Centre;
 - Next to the Canterbury Hospital where the proposal is to change the zoning from Zone B5 Business Development to Zone E3 Productivity Support; and
 - Belmore, Kingsgrove and Roselands Industrial Precincts where the proposal is to change the zoning from Zone IN2 Light Industrial to Zone E4 General Industrial.
 - Comment: In considering these submissions, it is proposed to continue with the proposed zonings as exhibited for the following reasons:
 - The intended outcome of the planning proposal is to carry out an administrative ‘best fit’ translation of the existing business and industrial zones to the new employment zones. The planning proposal will largely maintain existing permissible land uses, with some mandated changes to the associated land use table; and
 - The intended outcome is not to increase densities. There are no changes to the existing density controls such as building heights and floor space ratios.
 - Action: No action required.
- **Issue 2: Do not support the proposed rezonings as it would enable the NSW Government’s Low to Mid-Rise Housing Policy to apply to Canterbury-Bankstown.**
 - Some submissions raise concern that the proposed rezonings would enable the NSW Government to apply the Low to Mid-Rise Housing Policy in Canterbury-Bankstown. The Policy would result in a ‘one size fits all’ approach that will impact on local character and heritage.
 - Comment: The NSW Government does not require the proposed rezonings to apply the Low to Mid-Rise Housing Policy. It is a State Policy that will override Council’s planning rules.

Council has advocated for the NSW Government to amend the State Policy’s ‘one size fits all’ approach to centres. Council’s submission was reported at its Ordinary Meeting of 27 February 2024, which recommends that the State Policy only apply to local centres in the B2 zone where there are appropriate genuine transport options (i.e., around train stations, light rail stations, metro stations and ferry stops), or that meet certain criteria – including the exclusion of recently planned centres and TOD Precincts. The State Policy should not apply to other business zoned lands.
 - Action: No action required.

▪ **Issue 3: Requests for spot rezonings or increased densities.**

- Some submissions are requesting spot rezonings or increased densities at certain sites in Campsie, Chester Hill, Earlwood, Greenacre and Panania.
- Comment: Consideration was given to the Department of Planning, Housing and Infrastructure's strategic merit test, as outlined in the publication *Local Environmental Plan Making Guideline*. To demonstrate strategic merit, a request would need to be consistent with State and local policies or respond to a change of circumstances. In considering these submissions, it is not proposed to support the requests for the following reasons:

Request	Comment and Action
Rezone Woodville Road, Chester Hill from a residential zone to a business or industrial zone.	<p><u>Comment:</u> The request does not meet the strategic merit test. It is inconsistent with Council's Employment Lands Strategy (page 116), which does not identify the need to introduce commercial floor space in out-of-centre locations.</p> <p><u>Action:</u> No action required.</p>
Rezone Homer Street, Earlwood from a business zone to a residential zone.	<p><u>Comment:</u> The request does not meet the strategic merit test. It is inconsistent with Council's Employment Lands Strategy, which suggests additional commercial floor space will be required in Earlwood to 2036 (page 176). There are no plans to reduce the business zone capacity in Earlwood, particularly at the ground level of buildings.</p> <p><u>Action:</u> No action required.</p>
Rezone Banksia Road, Greenacre (adjoining Community Place) from a low density residential zone to a high density residential zone.	<p><u>Comment:</u> The request does not meet the strategic merit test. Council would need to complete the Community Place master plan to inform any future rezonings. Furthermore, this plan does not involve the removal or reduction of employment lands.</p> <p><u>Action:</u> No action required.</p>
Rezone 233 Tower Street (Church and Presbytery) and part 237 Tower Street (Parish Centre), Panania from a SP2 special use zone to a B2 business zone. The submission seeks to reinstate a B2 zoning that may have existed over these properties prior to 2014.	<p><u>Comment:</u> In relation to 233 Tower Street, the existing zoning is B2 Local Centre. It is proposed to translate the existing business zone to the new employment zone, known as E1 Local Centre.</p> <p>In relation to 237 Tower Street, the existing zoning is special use for school purposes. A review of Council's records indicates that the special use zone existed over this property prior to 2014. The planning proposal does not propose to change the existing special use zone.</p> <p><u>Action:</u> No action required.</p>

Request	Comment and Action
Amend the proposed density controls at 419–431 Canterbury Road, Campsie from 1.8:1 FSR / five storeys to 2.4:1 FSR / eight–ten storeys.	<p><u>Comment:</u> Council’s master planning program is the preferred pathway to decide appropriate densities along Canterbury Road.</p> <p>Council has submitted the Campsie Masterplan planning proposal (PP-2022-2726) to the Department of Planning, Housing and Infrastructure for a Gateway determination. The planning proposal recommends 1.8:1 FSR / five storeys for the site. The planning proposal does not involve a review of densities.</p> <p><u>Action:</u> No action required.</p>

Recommended Approach

- In considering the submissions, Council is recommended to adopt the draft LEP amendments as exhibited.
- Should Council adopt the draft changes, the planning proposal would be forwarded to the Department of Planning, Housing and Infrastructure to finalise and gazette.
- If supported, the amendments to the Canterbury-Bankstown Development Control Plan 2023 would apply to applications lodged on or after the date that the local environmental plan amendments are published on the NSW legislation website.

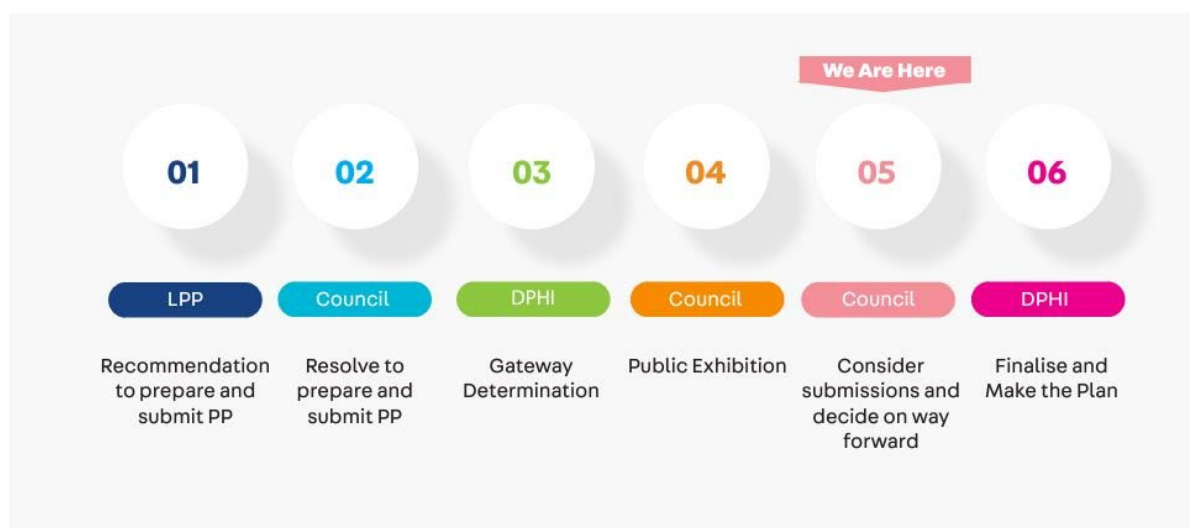


Figure 2: Planning proposal timeline

ITEM 6.5 Belmore and Lakemba Transport Oriented Development Precinct Submission and Alternate Scheme

AUTHOR Planning

SUMMARY

This report seeks Council's endorsement of a draft submission on the Belmore and Lakemba Transport-Oriented Development (TOD) Precinct Plans, proposing an alternative to the NSW Government's TOD controls for these areas, to be submitted to the NSW Department of Planning, Housing, and Infrastructure (DPHI).

In February 2024, Council requested permission from the NSW Government to proceed with its place-based master planning program. Despite this, in May 2024, the NSW Government designated Belmore and Lakemba as TOD precincts, implementing standard controls, including a six-storey height limit and a 2.5:1 Floor Space Ratio (FSR) for areas within 400 metres Belmore and Lakemba stations.

In July 2024, the Government released guidelines allowing Councils to propose alternate schemes, provided they deliver equal or greater housing than the standard TOD controls. Based on existing master planning work, Council has prepared a submission focusing development in well-connected areas with good access to open space and amenities; that are unconstrained by flooding or heritage.

The submission and alternative scheme are presented in the *Alternative Approach to TOD* report (Attachment 1) and the Recommended Planning Provisions Report (Attachment 2), supported updated technical studies, supporting information and analysis (Attachments 3-6). It is noted that only updated studies are attached. Documents exhibited can be viewed at cb.city/BelmoreMasterPlan and cb.city/LakembaMasterPlan and have been available publicly since 15 October 2024.

Council exhibited its alternate scheme from 15 to 28 October 2024, receiving 292 submissions (264 for Belmore and 59 for Lakemba)¹. There was clear support for Council's alternative to TOD with 52 percent of submitters supporting Council's alternative approach, compared to only 2 percent supporting the Government's TOD controls. Additionally, 20 percent explicitly opposed Council's alternative, and 29 percent opposed the Government's controls. The remaining responses focused on specific issues without taking a clear stance.

Pending the Government's final decision, Council will also need to revise its overall planning framework and Development Control Plan (DCP) and Local Infrastructure Contributions Plan for Belmore and Lakemba.

¹ The total number of submissions does not equal 292, as some submissions addressed both centres.

RECOMMENDATION That -

1. Council endorse the submission and alternative scheme.
2. The Alternative Approach to TOD, Recommended Planning Provision Reports, and supporting studies be submitted to the NSW Department of Planning, Housing, and Infrastructure.
3. Council prepare and exhibit draft DCP and Local Infrastructure Contributions Plan amendments to guide future development.
4. The Belmore Sports and Recreation Precinct Plan with the Alternate Approach to TOD, be endorsed and supersede the Belmore Sport & Recreation Precinct Masterplan.

ATTACHMENTS [Click here for attachments](#)

1. Alternative Approach to TOD Report - Council Submission to Belmore and Lakemba TOD Precincts
2. Recommended Planning Provisions Reports - TOD Submission
3. Response to Submissions
4. Updated Technical Studies, Analysis and Supporting Information (Flood Affected Areas Appendix)
5. Updated Technical Studies, Analysis and Supporting Information (LEP Maps)
6. Updated Technical Studies, Analysis and Supporting Information (Draft LEP Clauses)

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- Council's 2024-25 Operational Plan Action 17.2 Place Planning for the City is for preparation of master plans for a number of centres, including Belmore and Lakemba. Due to the announcement of Belmore and Lakemba as TOD Precincts by the NSW Government in May 2024, the Master Planning for Belmore and Lakemba has been developed to inform an alternative Scheme.
- This action is consistent with Council's Local Strategic Planning Statement (LSPS), *Connective City 2036* and the supporting Housing Strategy, which identifies Belmore and Lakemba as 'Local Centres', and a focus for housing growth, noting the target for 80 percent of housing growth to be in the City's centres.
- The alternative scheme is consistent with Council's LSPS actions to develop design-led, place-based master plans for each centre that are holistic and consider urban design, amenities, community infrastructure, activation and connectivity to and through centres and places.
- The alternative scheme aligns with Council's CBCity 2036 Community Strategic Plan. In particular, it delivers on Council's vision to be Liveable and Distinctive and provides for well planned, attractive and sustainable centres to meet the needs and aspirations of the community.
- The alternative scheme sets the framework for planning controls in Belmore and Lakemba, consistent with what a master plan achieves. As such, it is recommended Council consider and endorse the alternative scheme.
- By adopting a place-based planning approach, the alternative scheme responds more appropriately to Belmore's and Lakemba's needs than the State-imposed Transport-Oriented Development (TOD) Precinct controls. This approach enables the delivery of critical community infrastructure, including new open spaces, laneways, through-site connections, and activated spaces for local jobs, economic growth, and social and cultural activities—outcomes that the State-imposed TOD controls would not achieve.

STRATEGIC IMPACT

- This report sets out Council's submission and an alternative approach to the NSW Government's TOD Precinct controls for the Belmore and Lakemba Local Centres. The NSW Government's approach is to apply standardised controls to allow six storey residential flat buildings within 400 metres of Belmore and Lakemba Stations, with further permissibility of four storey apartments within 800 metres of the station and employment zones under draft Low to Mid Rise Housing Reforms. This is all regardless of heritage or context.
- Council's alternate approach is based on place-based and design-led planning that considers local needs and aspirations by delivering tangible community benefits. These include new open spaces, upgraded community infrastructure, a new community precinct on Council-owned land at Quigg Street in Lakemba, expanded parks, improved connections, and support for investment and renewal in both Belmore and Lakemba. The plan also offers a range of housing types within 800 metres of Belmore and

Lakemba stations to maximise housing choice while expanding heritage and protecting character areas. These outcomes are not achievable under standardised TOD and draft Low to Mid-Rise Housing controls.

- Council's alternate plan is based on comprehensive master planning and technical analysis, and aligns with Council's strategic planning framework, which seeks to accommodate 80 percent of housing growth in well located centres, including Belmore and Lakemba.

DETAILED INFORMATION

Purpose

This report outlines Council's submission and alternative approach to the State Government's Transit-Oriented Development (TOD) controls for the Belmore and Lakemba Local Centres. It requests Council's endorsement of this approach, which balances future housing growth with the creation of new open spaces and community facilities, public domain improvements, and the preservation of low-density and heritage areas. It also provides an update to future directions for the Belmore Sports and Recreation Precinct in the context of broader precinct development.

Background

Since October 2022, Council has been undertaking master planning for the Belmore and Lakemba Local Centres, guided by robust and comprehensive urban design and technical analysis. In December 2023, the State Government released draft TOD and Low to Mid Rise controls for selected centres across NSW. Despite Council's objections to the TOD and Low to Mid-Rise Housing controls, the NSW Government designated Belmore and Lakemba as a TOD Tier 2 Precinct in May 2024.

Faced with a tight deadline, Council has been required to propose an alternative approach that delivers at least the same amount of housing as the TOD scheme by December 2024, or the standard controls will apply. To meet this challenge, Council has shifted its strategy for the Belmore and Lakemba Master Plans, presenting an alternative structure plan that responds to local constraints and opportunities, such as flooding and heritage areas.

Proposed amendments to planning controls prioritise areas suitable for renewal, particularly those within 400 to 800 metres of the future Metro station, areas with good access to open spaces, public transport, shops and services, as well as significant local employment and cultural institutions such as Canterbury Hospital and Lakemba Mosque. Further work is required to refine public domain planning and built form controls to ensure cohesive, vibrant streetscapes, solar access, and green spaces. This will be addressed through the development of a new Development Control Plan (DCP) for Belmore and Lakemba and other centres. There is also a need for Council to make updates to its Local Infrastructure Contributions Plan, to secure the desired outcomes for community infrastructure and open space in Belmore and Lakemba.

This alternative approach continues Council's advocacy for orderly growth and development to meet the City's evolving housing and employment needs. Since 2019, Council has implemented a robust planning framework, including the "Connective City 2036" Local Strategic Planning Statement (LSPS), the Housing Strategy, and a master planning program aimed at delivering 50,000 additional homes by 2036. This framework emphasises place-based, transit-oriented development, with a goal of locating 80 percent of new homes within walking distance of centres and transport hubs.

In contrast, the State Government's standard TOD controls focus on fast-tracking development through uniform guidelines, which risks undermining Council's longstanding approach to carefully planned, place-based growth. Council's alternative scheme ensures that both Belmore and Lakemba retain their unique character while incorporating necessary

housing and job growth, supported by appropriate infrastructure and services. A one-size-fits-all approach will not deliver a comprehensive plan that optimises future growth in Belmore and Lakemba.

Council's analysis of the TOD controls versus its alternative approach suggests that the TOD plan and potential Low to Mid-Rise reforms would likely yield an estimated 1,700 additional dwellings (approximately 1,180 dwellings in Belmore and 520 dwellings in Lakemba). In contrast, the Council's alternative scheme, informed by detailed design analysis, technical input, and community feedback, facilitates an estimated 3,840 additional dwellings over the next 20 years (2,400 in Belmore and 1,440 in Lakemba).

Council's goal is to continue implementing the Belmore and Lakemba Local Centre Master Plans through this modified approach, in line with the State Government's timeframe, to ensure planning controls that reflect the unique characteristics of Belmore and Lakemba and meet the needs of these communities.

Discussion

Objectives

1. Deliver a place-based planning outcome that continues to advance the Belmore and Lakemba Local Centre Master Plans through an alternative implementation pathway.
2. Propose an alternative scheme to the NSW Government's standardised TOD precinct controls, addressing key issues such as land use, building density, design, affordable housing, infrastructure provision, and heritage.
3. Provide a framework for further planning, particularly the preparation of amendments to the Canterbury Bankstown Development Control Plan (DCP) to guide development in Belmore, Lakemba and similar centres.
4. Make necessary updates to the Canterbury Bankstown Local Infrastructure Contributions Plan 2023 to ensure the envisioned local infrastructure needed to support change in Belmore and Lakemba can be delivered.

The Plan

Council's alternative approach for Belmore and Lakemba focuses on a place-based strategy that integrates development with the unique character of these places. The plan is based on the following key objectives:

1. **Accommodate Forecasted Growth:** Meet housing, population, and job growth targets through a structured framework that balances development with the needs of the community;
2. **Enhance Housing Diversity and Affordability:** Delivering a range of different housing typologies and densities, such as residential flat buildings and shop top housing, as well as medium density housing such as dual occupancies. Require the delivery of affordable housing in new developments;
3. **Achieve Design Excellence:** Establish guidelines for height, massing, landscaping, setbacks, materials, and density to ensure development results in attractive, functional, and sustainable urban environments;
4. **Enhance Quality of Life:** Ensure that all development contributes positively to the local area by improving access to services, community facilities, open spaces, and creating lively, safe, and engaging public spaces;

5. **Improve Mobility:** Prioritise pedestrian and cyclist safety and comfort, while also supporting the efficient movement of public transport, freight, and service vehicles;
6. **Protect Unique Characteristics:** Safeguard and enhance the rare and special attributes of Belmore and Lakemba, preserving local heritage and reinforcing the distinctive character of these places;
7. **Ensure Transition between Buildings:** Maintain appropriate building separation and transitions to ensure a balanced and harmonious urban form;
8. **Comply with State Legislation:** Ensure all developments meet the State's design requirements, including those specified in the Apartment Design Guide;
9. **Improve Open Spaces and Community Infrastructure:** Deliver new open spaces, community facilities, as well as increase the quality and accessibility of existing open spaces, ensuring these areas are functional and contribute to community well-being; and
10. **Create Vibrant, Mixed-Use Centres:** Foster centres with a diverse mix of activities and uses that promote social interaction and economic vitality.

The structure plan is provided in the Alternative Approach to TOD Report at Attachment 1, and extracted below.

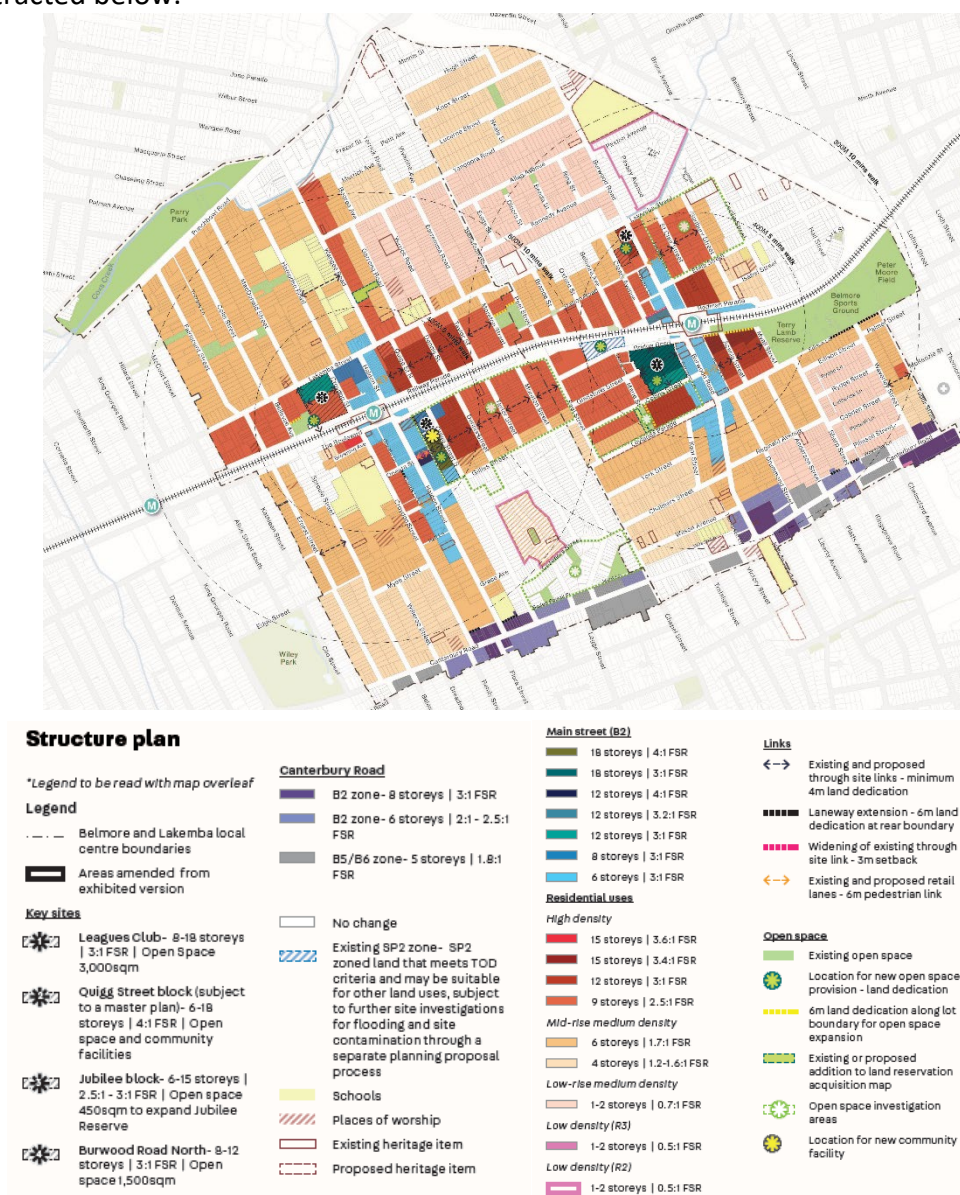


Figure 1 – Structure Plan for Council's alternative approach for Belmore and Lakemba (updated following engagement)

Land use

To support these objectives, the following changes are proposed in Council's alternative approach to land use zoning:

- Rezone areas of R3 Medium Density Residential to R4 High Density to increase housing supply close to transport and services;
- Rezone select areas of existing B5 Business Development along Canterbury Road to B2 Local Centre to reflect previous strategic planning investigations known as the 'Canterbury Road Review' and encourage more active uses and retain land suitable for urban services;
- Rezone select areas of R3 Medium Density Residential to R2 Low Density Residential to retain the existing neighbourhood character where medium density cannot be suitably accommodated;
- Provide for additional areas of RE1 Public Recreation;
- Remove of additional permitted uses 13 and 30 from certain B5 Business Development and B6 Enterprise Corridor zoned land along Canterbury Road, to effectively remove residential accommodation and shop top housing as permissible land uses, to retain the employment and service function of this corridor, in line with the Canterbury Road Review;
- Allow 'funeral home' and 'mortuary' as additional permitted uses at Lakemba Mosque; and
- Allow 'residential flat building' as an additional permitted use on certain B2 Local Centre zoned sites, to facilitate a wider range of potential uses as part of mixed use development.

Council's alternative approach to TOD controls extends the radius for high-density housing beyond the 400 metres from Belmore and Lakemba stations where appropriate. At the same time, it prohibits such development in areas that seek to maintain a lower-density character, or where there are environmental constraints like flooding.

The prohibition of residential flat buildings in the B2 Local Centre Zone is retained to ensure active, non-residential uses on the ground floor. However, residential flat buildings are proposed as an additional permitted use only a small number of specific sites to allow for a wider range of employment and non-residential uses above the ground floor. This includes the following sites:

- Canterbury Leagues Club, 56 Bridge Road Belmore.
- Lakemba Club, 26 Quigg Street Lakemba.
- Greek Club, 206-210 Lakemba Street Lakemba.
- Council's Quigg Street Precinct, 33-53 Quigg Street.

Clause 6.21 of Council's LEP mandating non-residential uses at ground floor will still apply to these sites.

A map of the proposed land use changes is provided as part of the Recommended Planning Provisions Report at Attachment 2.

Minimum lot size and frontage provisions

The NSW Government's standard TOD controls specify a minimum site frontage of 21 metres. However, Council's alternative proposal recommends increasing this to 30 metres for buildings up to 8 storeys and 36 metres for buildings over 9 storeys. A minimum lot size of 1,200 square metres for development up to 4 storeys, and of 1,500 square metres for development with 5 or more storeys would also apply to all R4-zoned lands within the study area.

This is to ensure that the minimum building separation requirements from the ADG can be met on sites with taller buildings, allowing for more efficient floorplates and better outcomes for residential amenity, privacy and solar access. These proposed minimum frontage and lot size requirements also ensure adequate space for building services, waste management, and landscaping within the frontage. A minimum lot size of 1,200 square metres for development up to 4 storeys, and of 1,500 square metres for development with 5 or more storeys would apply to all R4-zoned lands within the study area.

Building Height

The Government's standard TOD controls set a uniform maximum building height of 22 to 24 metres within 400 metres of Belmore and Lakemba Stations. In contrast, Council's alternative approach tailors height controls to different areas of growth:

- Increase building heights within the B2 Local Centre zone generally from 18 metres (existing), up to 23 metres (proposed);
- Increase building heights within the R4 High Density Residential zone, generally from between 8.5 metres and 11.5 metres (existing), to between 23 metres and 52 metres (proposed), with heights generally increasing towards Belmore and Lakemba stations; and
- Increase building heights on key sites up to 62 metres, in part, to allow for the delivery of new publicly accessible open space on these sites.

Additionally, rooftop gardens and communal spaces will be encouraged to improve amenity and environmental sustainability as set out in Attachment 2.

Floor Space Ratio (FSR)

The State Government's TOD Program permits a Floor Space Ratio of up to 2.5:1 for all Residential Flat Buildings and Shop Top Housing anywhere within 400 metres of Belmore and Lakemba stations (measured in a straight line).

The alternative scheme proposes a range of FSR controls, from 0.7:1 to 4:1, aligned with the proposed building heights and envisioned development typologies. This variation allows for more interesting streetscapes and mitigates potential amenity impacts by providing a range of housing options and densities.

- Introduce a FSR of 3:1 on land zoned B2 Local Centre, where no FSR currently applies;
- Increase FSR on select sites capable of residential development in the R4 zone, ranging from 3.6:1 to 1.2:1;
- Increase FSR on R3 Medium Density Residential sites from 0.5:1 to 0.7:1 to encourage a greater uptake rate of medium density redevelopment and provide for housing diversity;

- Introduce FSR controls to B5 Business Development and B6 Enterprise Corridor zoned sites along Canterbury Road;
- Introduce a reduced maximum FSR of 1.2:1 where a development lot do not meet minimum lot size requirements to appropriately accommodate the full FSR as mapped; and
- Introduce an underground floor space bonus, similar to the Bankstown and Campsie Master Plans. This bonus encourages supermarkets, community facilities, and entertainment venues to be located underground, allowing street-level areas to be used for more active, dynamic purposes.

Affordable Housing

The Government's TOD controls propose a two percent affordable housing levy for the Belmore and Lakemba centres. However, feasibility studies indicate that Council could achieve a three percent levy in these areas if phased in gradually. Council therefore proposes introducing a three percent levy over two years to increase affordable housing stock in Belmore and Lakemba. For key sites where the proposed uplift supports it, a five percent affordable housing rate is proposed.

In addition, Council also recommends that applicants are given the potential to make an equivalent financial contribution for affordable housing, through an affordable housing contributions scheme. This is detailed in Council's Recommended Planning Provisions Report (Attachment 2).

Council is also investigating updates to its Affordable Housing Contributions Scheme to improve housing access for key workers. This includes amending the scheme so that staff employed at Canterbury Hospital get priority access to affordable housing built within a 400m or 800m radius of the Hospital site.

Infrastructure and open space

Community engagement and analysis of Belmore and Lakemba's current infrastructure have identified several gaps, particularly in open space and connectivity. Council's plan aims to address these by providing around 1ha of open space in Belmore and 0.9ha in Lakemba, which includes new open space, expansion of existing parks and shared use of school sites.

Key infrastructure improvements proposed in Council's alternative scheme include:

- **New Community Precinct:** A community precinct on Council-owned land at Quigg Street, featuring open space, community facilities, potential commercial uses, parking, and affordable housing. A site-specific Master Plan will further detail this;
- **New Open Spaces:** Sites receiving the most uplift will be required to deliver new open space, equating to around 8,000sqm of new open space across Lakemba and Belmore;
- **Updated Open Space Acquisitions:** Beyond existing acquisitions, the alternative TOD approach expands open space investigation areas and adds a new acquisition site for open space;
- **Land Dedications for Park Expansion:** Sites next to existing parks must dedicate portions of their land to expand these parks, maximising existing assets;
- **Embellishment of existing open spaces:** Existing open space will be upgraded including important changes to the Belmore Sports and Recreation Precinct;
- **Mid-Block Connectivity:** New through-site links in high-density areas will improve connections between high streets, metro stations, and green spaces;

- **Extended Laneway Network:** Expanded laneways in key areas will improve waste collection and servicing for new developments;
- **Setbacks and public domain:** Increased setbacks to enhance the public domain and improve landscaping and tree canopy; and
- **Shared Facility Use:** Council will advocate for shared use of school facilities to maximise access to open space outside of school hours.

Council's Recommended Planning Provisions Report (Attachment 2) requests that these items be included in the Canterbury-Bankstown Local Environmental Plan 2023 (LEP) to ensure they must be delivered in order to achieve the proposed density.

Belmore Sports and Recreation Precinct

Council's alternative approach provides an updated Belmore Sports and Recreation Precinct Plan, to reflect the uses of the Precinct and ensure its ongoing success as a premiere sports and recreation precinct for the City. This approach leverages the transformative potential of the NRL Centre of Excellence and urban renewal in Belmore. It aims to strengthen connections to the precinct, introduce a destination play space, improve access and recreation opportunities, and create a high-quality interface between the park and nearby developments.

A new set of principles to guide the future use and upgrades of the site has been developed to enhance the access, connectivity, function and activation of the Belmore Sports and Recreation Precinct.

Belmore Sports and Recreation Precinct Plan

Principles

The following principles describe key ideas to enhance the access, connectivity, function and activation of the Belmore Sports and Recreation Precinct.

- ↔ Existing through site connections - consider opportunities for enhancement
- ↔ Existing pedestrian and cycle underpass - consider opportunities for enhancement
- ↔ Aspirational future connections subject to existing and future lease arrangements and not to impact current uses
- ↔ Potential future through site link delivered through urban renewal will support connection between the precinct and Burwood Road
- ☀ Future gateway and arrival points to provide wayfinding and precinct information
- ➡ Enhanced connection and arrival
- 🏟 Non-replacement of the existing bowling club for expansion of open space and new level 1 destination playground
- 🌊 Active recreation and stormwater basin function
- 🏟 Proposed NRL Bulldogs Centre of Excellence
- 🏟 Existing grandstand
- 1 Potential future stadium arrival and entrance - flexibility for events, markets
- 2 Elite Sports Use - Restricted Public Access (current use by NRL Bulldogs and Sydney Olympic Football Club)
- 3 Community facility within grandstand
- P Limited parking areas to service day-to-day operation of stadium
- 🏡 Future residential development to consider interface with park e.g. housing fronting park, landscape treatments, setbacks and building orientation

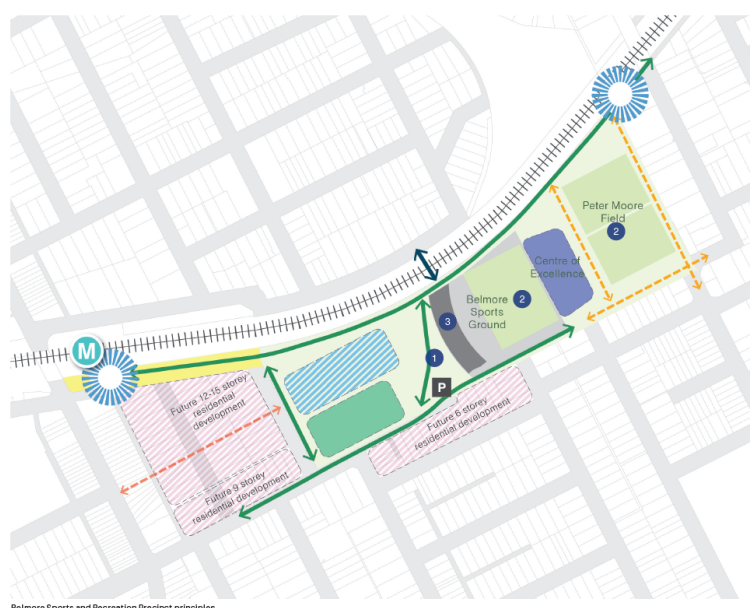


Figure Two – Principles for the Belmore Sports and Recreation Precinct

Quigg Street Lakemba: New Community Precinct

Council's alternative approach will also facilitate the creation of a new community precinct in Lakemba, on Council's extensive landholdings along Quigg Street. This precinct will form a new civic and community heart for Lakemba, with generous open space co-located with new multipurpose community facilities. This will be supported by an activated pedestrian connection between the precinct and Haldon Street, to support the vibrant street life and unique local business community. There is also the potential for a diverse mix of uses (including commercial, retail and potentially affordable housing) and consolidated car parking to be delivered as well. This precinct will be subject to a more detailed site-specific master plan in future, though the proposed amendments to planning controls as part of Council's alternative approach are crucial to facilitate this.

Heritage

While Council's alternative scheme allows for high-density growth, it also seeks to protect heritage in Belmore and Lakemba. Council proposes listing additional heritage sites and creating a new Heritage Conservation Area in Dennis Street, Lakemba, ensuring the preservation of local character alongside development.

Sustainability and design excellence

Future amendments to the DCP will embed sustainability and design excellence into development guidelines. Additionally, the "Connecting to Country" principle will be incorporated into major projects, requiring advice from Council's design review panel. Design excellence for education and health facilities will also be considered, as these projects can significantly impact local character.

Council also proposes expanding active frontage controls to include certain sites adjoining 111 Haldon Street Lakemba, where an expanded and activated through-site link is envisaged in the future.

Proposed planning control changes under Council's alternate plan are detailed in the Recommended Planning Provisions Report (Attachment 2).

Community Consultation

Council actively engaged the community early in the master planning process for Belmore and Lakemba and conducted a two-week exhibition of its submission and alternative plan, in line with the NSW Department of Planning, Housing, and Infrastructure's (DPHI) guidelines for TOD Precincts.

Early Engagement (19 September – 23 October 2022)

This initial engagement focused on gathering community perspectives on what makes Belmore and Lakemba unique, what needs improvement, and ideas for future growth and change. The key themes from the community feedback are summarized below, with responses detailing how Council's alternative plan addresses these concerns.

▪ **Movement and Access:**

In both Belmore and Lakemba the community emphasised that improved active transport infrastructure is key to enabling people to walk and cycle around the centre. People also raised that drivers can experience congestion around key roads, particularly Burwood Road and Haldon Street..

Response:

Council's alternative plan, outlined in Attachment 1, will be supported by DCP controls and detailed public domain planning to guide and deliver future improvements to transport infrastructure in Belmore and Lakemba. Council's alternative approach also identifies through-site links, laneway extensions and pedestrian connections to be delivered as part of new development, which would help improve the pedestrian and road network in these centres. High-density development is predominantly concentrated in areas in close proximity to Metro, which can contribute to reducing car dependency in the future.

- **Activities and Economy:**

The community wants to build on the well-established local business community in Belmore and Lakemba, with improvements to create more lively and vibrant dining and shopping environment, particularly along Burwood Road and Haldon Street. In Belmore there was strong support for a full-line supermarket, and in Lakemba the community sought a wider variety of shops and services.

Response:

Council's alternative plan includes provisions for the delivery of new retail, commercial and employment uses within these centres, including underground floorspace provisions, active frontage controls and additional permitted uses on specific sites to encourage a wider variety of mixed use development. In Belmore, the Sydney Metro site on Bridge Road has been identified as having potential to accommodate a future supermarket use (subject to further technical studies) and in Lakemba Council's Quigg Street Community Precinct has the potential to accommodate commercial uses alongside open space and community facilities.

- **Character and Built Form:**

In both Belmore and Lakemba the community are supportive of improving the design quality and aesthetics of the centre, especially for new buildings and how they relate to the public realm. In Belmore, the community feedback emphasised that protecting areas of special character and historic buildings was important in order preserve important elements of Belmore's heritage. In Lakemba, the community expressed a desire to protect local identity and improve the quality of housing in the centre.

Response:

Council's alternative approach would protect key aspects of Belmore and Lakemba's unique character through proposed areas of R2 Low Density Residential zoning in Belmore and Lakemba, a new heritage conservation area on Dennis Street, and a range of proposed heritage items for local historic buildings. This will be supported by new DCP controls and public domain planning, which provide more detailed controls and guidance for new development relating to local character, streetscapes and heritage buildings. Council's Local Environmental Plan (LEP) already contains a design excellence clause, which will be strengthened under this submission.

- **People in Place:**

The creation of a wide range of different housing options for the community was a key concern for people in both Belmore and Lakemba. The community also expressed aspirations for more inclusive and welcoming public spaces that promote social cohesion, foster connection, and celebrate the diverse multicultural identities of Belmore and Lakemba.

Response:

Housing diversity is a significant part of Council's alternative approach for Belmore and Lakemba. The plan proposes a range of different densities and place-based planning controls to facilitate a wide range of high, medium and low density housing typologies across Belmore and Lakemba. Council's alternative approach includes key principles to inform future public domain planning for key areas in Belmore and Lakemba, which will contribute towards creating a more inclusive public realm in these centres.

- **Community Infrastructure and Open Space:**

New and improved open spaces were a high priority for the community in both Belmore and Lakemba. In Belmore the community sought additional opportunities for community recreation and safety, and many people expressed a desire for the Belmore Sports and Recreation Precinct to incorporate a range of different uses catering to a wider range of ages and backgrounds. In Lakemba, there was a strong desire for new community facilities and open spaces, especially in higher density areas close to Haldon Street and the Metro, in order to serve the diverse and changing needs of local community.

Response:

Council's alternative approach would provide for a significant increase in the overall quantity and quality of open space in Belmore and Lakemba. The plan has considered a range of mechanisms for the creation of new open spaces on key sites, as well as the expansion and embellishment of existing parks across these centres. In Belmore, Council's alternative approach includes a new set of principles to guide future improvements to the Belmore Sports and Recreation Precinct. In Lakemba, Council's plans will facilitate the creation of a community precinct at Quigg Street incorporating open space, new multipurpose community facilities, and potential car parking, affordable housing and commercial uses.

- **Sustainability and Resilience:**

The community called for more environmentally friendly and sustainable new buildings in Belmore and Lakemba. Increased tree canopy and vegetation was also a high priority for the community in Belmore and Lakemba.

Response:

The alternative plan supports sustainability through the improvement of tree canopy coverage and landscaped areas as part of new development. Height, FSR and other planning controls have been determined to specifically allow for front, side and rear setbacks which are able to accommodate deep soil and additional tree canopy and vegetation. A range of more specific sustainability measures will also be addressed in the DCP amendments associated with these changes.

Given the tight TOD timeframe, Council held a two-week consultation on the alternative TOD approach. The consultation comprised letters notifying over 21,000 residents and landowners, social media ads which reached over 49,000 people, resulting in 292 unique submissions (264 for Belmore and 59 for Lakemba)² and over 80 calls to Council's City Shaping Projects Team. Of these written submissions:

- Fifty-two percent supported the alternative approach, either partially or fully;
- Twenty percent opposed the Council's alternative approach;
- Two percent preferred the Government's standard TOD approach; and
- Twenty-nine percent objected to the Government's standard TOD approach.

The remainder of submissions neither supported or opposed a particular approach but made comments on specific issues in Belmore and Lakemba.

Key matters Raised in Submissions:

1. Support for key directions in Council's alternate approach, including its holistic approach to considering the future of Belmore and Lakemba, the proposed density, the provision of new open spaces, improved public realm and the provision of affordable housing.
2. General support for new housing, development, and increases in density in Belmore and Lakemba.
3. Requests for additional height and FSR beyond what is proposed in the alternative approach.

In Belmore many submissions raised concerns regarding the approach to height and FSR for the following areas:

- Areas surrounding the Canterbury Leagues Club, particularly the sites adjoining the Club on Gladstone Street, Bridge Road and Collins Street
- Along Collins Street, particularly the proposed mix of heights and densities.
- Along Kent Street and the eastern end of Chalmers Street
- The blocks bordered by Acacia Street, Myall Street and Leylands Parade
- Blocks to the northeast of Belmore station, particularly the areas bordered by Sudbury Street, Etela Street, Cecilia Street and Redman Parade.
- Areas around Canterbury Hospital, particularly along the northern parts of Tudor Street and Waverley Street.

In Lakemba fewer such submissions were received, though several submissions provided feedback and raised concerns regarding the approach to height and FSR for the following areas:

- The northern side of Lakemba Street, between Haldon Street and Ernest Street.
 - Along areas of Wangee Road outside of the 400m radius of Lakemba Station.
4. Concerns regarding the transition between areas of high and low density and ensuring planning controls create sensitive interfaces between development of different scales.
 5. Varied feedback and concerns regarding the behind the distribution of density across Belmore and Lakemba.

² The total number of submissions does not equal 292, as some submissions addressed both centres.

6. Concerns about how flooding issues had been responded to by both the TOD Program and Council's alternative approach, as well as specific comments on why certain flood-affected sites or areas were excluded from proposed changes under Council's alternative approach.
7. General concerns regarding development feasibility in Belmore and Lakemba, and whether the proposed heights and FSR under the TOD Program and Council's alternative would incentivise the delivery of new housing.
8. General concerns over high density development and whether supporting infrastructure would be able to accommodate the level of new housing proposed, as well as more specific concerns regarding whether the current provision of traffic and roads infrastructure, water and waste services, local schools and medical services would be able to accommodate new housing.
9. Concerns over the shortness of the community consultation period and the ability for the community to provide timely feedback.
10. Concerns regarding the open space provision, accessibility and potential upgrades for parks and recreation facilities in Belmore and Lakemba.

A comprehensive overview and detailed responses to the concerns raised in submissions is provided in the Submissions Table (Attachment 3).

In response to submissions, the following changes have been proposed to Council's proposed alternate plan:

Item	Proposed change	Rationale
Changes to zoning map	<p>In response to a number of submissions we have made the following changes to the zoning proposed in Council's alternative approach:</p> <ul style="list-style-type: none"> ▪ Blocks bounded by Sudbury Street, Etela Street, Cecelia Street and Redman Parade: proposed to rezone these two blocks from R3 Medium Density Residential to R4 High Density Residential ▪ Peel Street: proposed to rezone the portion of Peel Street between Gillies Street and Leylands Parade from R3 Medium Density Residential to R4 High Density Residential 	<ul style="list-style-type: none"> ▪ Several submissions received from residents querying why the blocks to the northeast of Belmore Station were excluded from any change, given that they are well within the 400m radius of Belmore Station. ▪ Though there are flooding constraints for areas along Redman Parade, the blocks between Cecelia Street and Sudbury Street are not flood affected and have capacity for some uplift. This should be balanced with consideration of heritage, views to the Dome of All Saints Church, and the low-rise character of the surrounding areas of Belmore. ▪ Several submissions received from residents raised concerns about the transition between high density development along Collins Street and Leylands Parade, and the low-rise areas to the west. ▪ The transition to the areas of no change in the southwest Lakemba can be made more sensitive by allowing some additional uplift along the western side of Peel Street between Gillies Street and Leylands Parade. This should be balanced with consideration of the transition and interface with adjoining low rise areas to the west.
Changes to height and floor space ratio map	<p>In response to a number of site-specific submissions, the following changes are proposed to Council's alternate plan:</p> <ul style="list-style-type: none"> ▪ Canterbury Leagues Club site: increasing the proposed height to 12 storeys along the southern portion of the site. 	<p>These changes resulting in increased height and floor space ratios have been subject to further urban design testing and considered appropriate. A brief explanation is given for each proposed change below:</p> <ul style="list-style-type: none"> ▪ The changes proposed to the height along the southern edge of the Canterbury Leagues Club site are to enable the potential delivery of open space on this part of the site. This has been done since the trigger for open space provision would be the introduction of residential accommodation on

Item	Proposed change	Rationale
	<ul style="list-style-type: none"> ▪ Collins Street Belmore: Increasing the proposed height to 9 storeys along the southern side of Collins Street between Marie Street and Peel Street. ▪ Peel Street Belmore: Increasing the proposed FSR to 1.2:1 and the proposed height to 4 storeys on the western side of Peel Street, between Gillies Street and Leylands Parade. ▪ Belmore PCYC site: increasing the proposed FSR to 3.2:1 and the proposed height to 12 storeys at the rear of the site. ▪ Garrong Road Lakemba: lowering the proposed height to 6 storeys and FSR to 1.7:1 along the western side of Garrong Road. ▪ Wangee Road north of Yangoora Road: Increasing the proposed FSR to 2.5:1 and the proposed height to 9 storeys on the eastern side of Wangee Road near Lakemba Mosque. ▪ Areas around Canterbury Hospital: Reducing the proposed height and FSR to 4 storeys and 1.2:1 along the southern portion of Tudor and Waverley Street, increasing the proposed height and FSR at 27-31 Tudor Street to 2.5:1 and 9 storeys. 	<p>the site. Should the Club decide to undertake this on the southern portion of the site first (where the car parks are currently located), this will trigger the requirement for open space provision. So, it is important the proposed controls allow for the delivery of open space here.</p> <ul style="list-style-type: none"> ▪ A range of submissions were received which questioned the approach to building heights along Collins Street, where a mix of 12, 9, 8 and 6 storeys had been proposed. These proposed heights have been amended to 12 storeys along the eastern portion of the street, and 9 storeys along the western portion, to ensure consistency along the street and with surrounding areas. ▪ A number of submissions raised concern regarding the transition from potential high-density development along Gladstone and Collins Streets to adjoining low-rise areas to the west. In response, it is proposed to increase the height and FSR along the portion of Peel Street between Gillies Street and Leylands Parade to allow development up to 4 storeys. This will help create a more sensitive transition and interface between areas of high and low density. ▪ Increases to the FSR and height proposed on the Belmore PCYC site have been made to accommodate a more generous widening of the through-site link on Worsley Lane, as well as a whole of building setback at the front of the site for enhanced public domain or a plaza on Burwood Road. Since the site is over 80m deep, additional height and bulk can be concentrated at the rear to avoid any adverse impacts to the scale and character of Burwood Road, and create a more sympathetic relationship with the adjoining heritage items at Belmore Station and 346 Burwood Road. This will allow future redevelopment of the site to deliver enhanced streetscape outcomes for Burwood Road, improved community infrastructure and greater public benefit. ▪ Several submissions flagged concerns with the transition between high and low rise areas along Garrong Road. In response, it is proposed to lower the proposed height and FSR on the western side of Garrong Road to 6 storeys, creating a more sensitive interface with lower rise areas to the east. ▪ It is proposed to increase the height and FSR proposed for the areas north of Yangoora Road up to the Lakemba Mosque, and adjoining areas on the eastern side of Wangee Road to renewal along Wangee Road between key anchors such as Lakemba Station and the Mosque. ▪ In response to the submission from SLHD, seeking to allow potential for the Canterbury Hospital to expand into adjoining areas as well as minimising potential interface conflicts, changes to the intensification strategy are proposed which generally reduce height and density along Tudor and Waverley Street. The exception is 27-31 Waverley Street, where it is proposed to increase the height and FSR to 9 storeys and 2.5:1 to facilitate the delivery of a through-site link between Tudor and Waverley Street.
Additional permitted uses	<p>In response to submissions it is proposed to:</p> <ul style="list-style-type: none"> ▪ Incorporate 'residential flat buildings' as a permissible use on specific B2 zoned sites 	<p>The to the proposed additional permitted uses have been considered by Council planning staff and are considered appropriate. A brief explanation is given for each proposed change below:</p>

Item	Proposed change	Rationale
	<ul style="list-style-type: none"> Make minor amendments to APU 17 to specify a HOB and FSR for seniors housing Incorporate 'restaurants and cafes' and 'takeaway food premises' onto 1-9 Myall Street, Belmore and 53-67 Wangee Road, Lakemba 	<ul style="list-style-type: none"> The definition of 'shop top housing' under Council's LEP restricts the potential ground floor uses to commercial premises or health service facilities. Submissions from key sites raised concerns that for properties in the B2 zone, this definition was overly restrictive, and limits the potential employment uses at ground floor. It is therefore proposed to add 'residential flat buildings' as an APU on a select number of sites, where non-residential uses such as community facilities, registered clubs or function centres, are likely to be undertaken at the ground level as part of a mixed use development. In response to submissions received seeking to potential include hospitality uses fronting Terry Lamb Reserve and around Lakemba Mosque.
Heritage	Further review of the Dennis Street HCA and Anglican Church heritage listing.	<p>In response to submissions, Council's heritage planner reviewed the proposed Heritage Conservation area on Dennis Street Lakemba and a number of heritage investigation items. This review made minor recommendations for future investigation for the proposed heritage items and reclassified the buildings within the proposed Dennis Street HCA and to undertake further investigation to determine whether to include Lot 1 of the Lakemba Anglican Church in a potential listing (this lot is where the parish hall is situated).</p> <p>The proposed items and HCA were still recommended to proceed. Refer to the Submissions Table (Attachment 3) for more detail.</p>
Flood affected areas	<p>In response to the submissions received regarding flood-affected areas, Council has considered potential zoning, height and FSR controls for these areas and sites. It is crucial to emphasise that this would be subject to more detailed flood studies to demonstrate how flood affectation and risks would be managed in these areas.</p> <p>For most affected areas these controls simply align with the planning controls proposed for adjoining areas. For the Sydney Metro site on Bridge Road Belmore, two potential options have been put forward depending on whether or not the site is deemed suitable for residential uses:</p> <ul style="list-style-type: none"> The first option is an FSR of 1:1 and a HOB of 3 storeys to accommodate a supermarket and other commercial uses. The second is an FSR of 2.3:1 and heights of 9-12 storeys to accommodate a shop top housing development. 	<ul style="list-style-type: none"> The Flood Study supporting Council's alternative approach to the TOD Program, identifies flood islands and areas with high hazard under the 1% AEP. As per the recommendations of this study and the relevant Ministerial Direction on flooding, these areas have been excluded from any changes to land use or greater density. However, Council acknowledges that the Flood Study is a precinct-level study, and any assessment of site-specific responses or mitigation measures is beyond the scope of the study. Should further site or area-specific flood studies be undertaken, demonstrating that the flood affectation and risks can be resolved, Council has put forward recommended planning controls for these areas (Attachment 3). For the Sydney Metro site at Bridge Road Belmore, it is also recommended that any changes to land use or other development standards controls be undertaken through a separate planning proposal. It is imperative to emphasise this is subject to further detailed flood studies being undertaken to the satisfaction of DPHI to demonstrate compliance the relevant Ministerial Direction.

Item	Proposed change	Rationale
Open Space and Community Infrastructure	<p>In response to feedback received on the approach to open space and community infrastructure provision in Belmore and Lakemba, the following changes have been proposed:</p> <ul style="list-style-type: none"> The creation of a new open space investigation area in the southeast of Lakemba around Anne Pringle, Harold Bull and Hunt Reserves. The extension of an existing open space investigation area between Quigg and Moreton Street, to include areas on the south side of Gillies Street. Shifting the proposed through-site link between Waverley and Tudor Streets south to run on Council-owned land between 32 and 34 Waverley Street and adjoining sites on Tudor Street. 	<ul style="list-style-type: none"> These adjustments for open space have been made in response to internal Council feedback and to ensure that Council has flexibility in its approach to acquiring property for local open space in these centres. In these instances, identifying a wide area rather than specific properties, allows Council to respond to opportunities for acquisition as they arise and retains flexibility in securing future open space outcomes in these areas. <p>This will require associated amendments to Council's Local Infrastructure Contributions Plan.</p> <ul style="list-style-type: none"> Shifting the proposed through site link between Waverley and Tudor Street southwards have been made in response to the changes proposed to the intensification strategy around Canterbury Hospital. It is proposed to relocate this through-site link to Council-owned land between 32 and 34 Waverley Street and adjoining sites at 27-31 Tudor Street. This will facilitate the delivery of a pedestrian link through this large block on publicly owned land, and improve walking and active transport between the Belmore town centre and Canterbury Hospital.

Though the approach has been modified in response to submissions, there are only limited variations to the spatial extent of change around along Peel Street in Belmore and to the two blocks bounded by Sudbury Street, Etela Street, Cecilia Street, and Redman Parade. It is therefore recommended that these changes are incorporated into the alternative plan for Belmore and Lakemba to be proposed to DPHI.

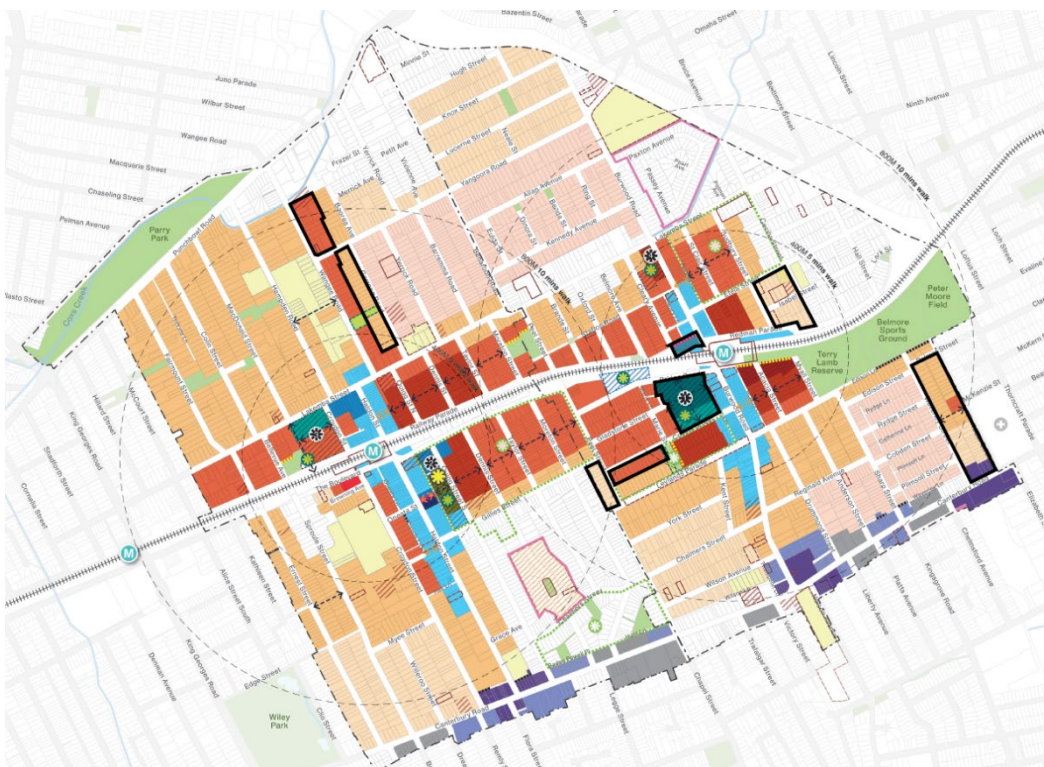


Figure Three – Structure Plan (key changes to intensification strategy are outlined in **black**).

Options for Consideration

This report recommends that Council endorse and implement the alternative approach for the Belmore and Lakemba Local Centres.

While decision-making authority for Transport-Oriented Development (TOD) Precincts rests with the NSW Government, the Department of Planning, Housing and Infrastructure (DPHI) has acknowledged the substantial work undertaken by Council in developing its submission and alternative plan. In response, DPHI has committed to presenting a comprehensive package of changes to planning controls, following a review of the draft planning and urban design proposal.

If Council chooses not to support the alternative approach, the NSW Minister for Planning and Public Spaces, or their delegate, may take one of the following actions:

- **Option 1:** Implement the NSW Government's standard TOD controls for Belmore and Lakemba, which permit six-storey residential flat buildings and shop-top housing within 400 metres of Belmore and Lakemba Stations.
- **Option 2:** Proceed with the implementation of the alternative approach as outlined in the attached documentation, regardless of Council's decision.

Strategic Planning Considerations

A 'do nothing' approach is not viable. The NSW Government has made it clear that it will either implement its standard TOD controls or adopt Council's alternative approach, which emphasises holistic, place-based, and design-led planning. Although Council initially objected to the application of the TOD Program or low to mid rise controls in Belmore and Lakemba, the request was not granted. In response, Council has presented a comprehensive plan that aligns with its strategic objectives and addresses community aspirations for open spaces, revitalisation, and community benefits identified during early engagement.

It is noted that the recently reported Parliamentary Inquiry into the Development of the Transport Oriented Development Program reported its finding. The findings refer to Canterbury Bankstown Council's submission (reported to Council in February 2024), highlighted Council's local planning as an example of "where nuanced local application of master planned outcomes still preserves the strategic intent of housing delivery but does it in a way that actually builds community in a positive sense".

The Inquiry builds on this approach suggested by Council in its recommendations and notes, which state:

"Recommendation 1

That the NSW Government continue to work in collaboration with local councils and key stakeholders on building community understanding of housing reforms, including the TOD program."

"4.102 ... the committee heard evidence advocating for a place-based, master planning approach to developing in areas impacted by the housing reforms. The committee considers that a place-based approach to planning is necessary to respond to the unique infrastructure and amenity needs of local communities. The Committee acknowledges that, in places where

Council came to agreement on TOD staging, Councils were given an opportunity to do master planning.”

“4.112 Finally, the committee understands that greater density of existing urban areas may be necessary to reduce the biodiversity loss and other impacts associated with urban sprawl. At the same time, we are deeply concerned that the current Transport-Oriented Development (TOD) program makes insufficient provision for mitigating negative impacts of increased density, including the potential loss of tree canopy and deep soil in urban areas.”

“4.113 In particular, the committee notes concerns that the provisions under the TOD program could lead to a significant reduction in the number of mature trees in metropolitan areas. As noted by many stakeholders, these trees provide significant amenity and climate benefits, and we do not accept the argument that reduction of trees in metropolitan areas is an acceptable trade-off for limiting urban sprawl in western Sydney”

Council’s alternate approach demonstrates Council’s capability providing outcomes that improve Belmore and Lakemba, deliver on local needs and aspirations and respond to the unique circumstances of the centre, particularly in terms of existing development, specific environmental constraints such as flooding, connectivity and barriers, heritage and character, as well as providing improved built form outcomes to improve sustainability and green infrastructure delivery.

Recommended Approach

It is recommended that Council endorse the alternative approach for the Belmore and Lakemba Local Centres. Upon endorsement, Council officers will proceed with implementing this approach, including the preparation of a Development Control Plan (DCP) and amendments to Council’s Local Infrastructure Contributions Plan. Final implementation will depend on DPHI’s decision regarding changes to planning controls.

7 POLICY MATTERS

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

8 GOVERNANCE AND ADMINISTRATION MATTERS

The following items are submitted for consideration -

8.1	Code of Conduct Complaints Report	101
8.2	2023/24 Annual Financial Reports	105
8.3	Quarterly Review of the 2024/25 Operational Plan and Budget to 30 September 2024	125
8.4	2023/24 Annual Report Including State of Our City	139
8.5	Cash and Investment Report as at 31 October 2024	145
8.6	Calendar of City Events and Activations 2025	151

Governance and Administration Matters - 26 November 2024

ITEM 8.1 **Code of Conduct Complaints Report**

AUTHOR **Corporate**

SUMMARY

- Council is required annually to complete and submit relevant Code of Conduct complaints statistics for the reporting period between 1 September 2023 to 31 August 2024 to the Office of Local Government.

RECOMMENDATION

That the information be noted.

ATTACHMENTS [Click here for attachment](#)

1. Code of Conduct Returns 2024

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- Endorsement of the report will satisfy Council's requirements under the Code of Conduct to provide the Office of Local Government with statistics on Code of Conduct complaints.

STRATEGIC IMPACT

- The report has no impact on:
 - Council's Annual Budget and LTFP;
 - Workforce Strategy; and
 - Asset Management Strategy.

DETAILED INFORMATION

Purpose

- In accordance with Council's Code of Conduct, Council is required annually to complete and submit relevant Code of Conduct complaints statistics to the Office of Local Government. The reporting period is 1 September 2023 to 31 August 2024.
- Council carries out an assessment of all formal complaints received throughout the year, as they relate to Councillors and the Chief Executive Officer.

Background

- Where necessary, Council's procedures require certain complaints to be independently assessed (e.g., referred to a Conduct Reviewer) and relevant action taken, as determined/required.
- The Return is required to report on Code of Conduct complaints relating to Councillors and the Chief Executive Officer.
- Attached is the required annual return for the preceding reporting period. There were three complaints received during the reporting period, with three complaints finalised, in accordance with relevant procedures.
- The return will be forwarded to the Office of Local Government as required.

Recommended Approach

- Given this is a statutory requirement, the report is being presented to Council to satisfy its obligation and for its information.

Governance and Administration Matters - 26 November 2024

ITEM 8.2 2023/24 Annual Financial Reports

AUTHOR Corporate

SUMMARY

- Councillors will recall considering Council's Unaudited 2023/24 Annual Financial Reports at its Ordinary Meeting in October 2024 and resolving to refer them to our External Auditor in finalising the year-end process.
- Given the technical nature and/or their complexity – at its October 2024 Ordinary Meeting, Councillors were encouraged to present to either the Mayor or the CEO, any specific questions and/or seek clarification concerning Council's Financial Reports. Despite the suggestion - no Councillors contacted either the Mayor or CEO regarding the matter.
- In accordance with its statutory requirements, Council has prepared its financial statements for the 2023/24 financial year and has had them audited by the NSW Audit Office.
- Council's financial reports provide a detailed assessment of Council's performance for the 2023/24 financial reporting period. The detailed section of this report provides a comprehensive assessment of Council's financial performance for the year ended 30 June 2024 and its financial position as at 30 June 2024.
- Council's Audit, Risk and Improvement Committee (ARIC) has considered the Financial Statements and have endorsed Council's financial reports – indicating that they were pleased with the outcome of Council's financial performance for the year and the preparation of the accounts.
- Importantly, Council's External Auditor has provided Council with an unqualified audit opinion on the General-Purpose Financial Statements and Special Schedules.
- Public notice was provided that the 2023/24 Financial Statements will be presented to Council at this meeting.
- Submissions on the auditor's reports and the audited Financial Statements may be made by any person and the submission period closes on 3 December 2024, seven days after this meeting in accordance with the Act. Any submissions received will be referred to the auditor as required under the Act.
- Council's Auditor, being the NSW Audit Office, will be in attendance and will present the 'Report on the Conduct of the Audit for the year ended 30 June 2024' to the Council.

RECOMMENDATION That -

1. Council notes the 2023/24 Annual Financial Reports and Auditors Reports.
2. In accordance with Section 420 of the *Local Government Act 1993*, Council:
 - a. Refer any submissions received regarding Council's Audited Financial Reports or the Auditors Report to Council's External Auditor for their consideration; and
 - b. A further report be prepared to consider any submissions received, if required.

ATTACHMENTS [Click here for attachment](#)

1. 2023-24 Annual Financial Statements and Auditors Reports

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- The adoption of the recommendations will ensure that Council meets the legislative requirements regarding annual financial reporting and auditing of its financial performance for the year ended 30 June 2024.
- The adoption of the recommendations will assist Council meet its Operational and Delivery Plan goals of being Leading and Engaged including the delivery of action 7.3.3 of the Operational Plan

STRATEGIC IMPACT

- The attached reports fairly present Council's operating result and financial position for the year ended 30 June 2024.
- Whilst Council's current financial performance and its position – from a cash flow perspective – is considered sound and stable, Council's more longer-term position does present a number of challenges, particularly its financial capacity to continue to address its ongoing growth in operating costs and its asset management obligations.
- Clearly, the future challenge for Council will be:
 - Addressing the shortfall in rating revenue – particularly given the rate-peg set by IPART to manage our operations;
 - Upkeeping the number - and the level - of recurrent services currently provided by Council when faced with negative growth in income;
 - Managing community demands for the expansion of existing services and new facilities when faced with no new income; and
 - In particular – responding to the increasing value of replacing Council's existing asset base, the ongoing growth in Depreciation Expense and its impact on Council's reported financial performance.
- Council's long-term financial position is a matter which Councillors must consider and must determine its approach to respond to the challenges.
- Councillors will shortly have that opportunity when formulating its 2024-2028 Delivery Plan and its 2025/26 Operational Planning process – in particular setting/adopting a series of funding long-term financial strategies/options to deal with some of the economic and financial pressures expected to be faced by our City.

DETAILED INFORMATION

Purpose

- In accordance with Section 419 of the *Local Government Act 1993*, Council's audited financial reports – together with the External Auditor's reports – are presented for Council's information.
- Council's External Auditor – being NSW Audit Office – will attend the meeting to provide Council a summary of their Audit of Council's financial reports.

Background

- Councillors will recall considering Council's Unaudited 2023/24 Annual Financial Reports at its Ordinary Meeting in October 2024 and resolving to refer them to our External Auditor in finalising the year-end process.
- Council's Audit, Risk and Improvement Committee (ARIC) have also considered the Financial Reports and have endorsed them – indicating that they were pleased with the outcome of Council's financial performance for the year and the preparation of the accounts.

Discussion

Economic Context

- Despite the uncertainty and broader economic pressure faced by many, Council's financial performance and its position – particularly from a cashflow perspective - is considered sound and stable and importantly supports the ongoing delivery of Council's 2024/25 Operational Plan and Budget.
- Whilst generally well-placed, Council has endured a number of economic/financial constraints throughout the financial year – which have placed some pressure on Council's financial capacity in delivering its operations – particularly:
 - The inadequacy of Council's rate-peg percentage set by IPART (2.5 percent), when compared to the general rate-peg percentage set for all other NSW Council's (3.7 percent) – and its bearing on Council's capacity to manage increased operating costs;
 - If not for the CBCity rate peg set at 2.5 percent for 2023/24 by IPART, Council would have received an increase of 3.7 percent. This difference alone equates to lost income of \$2.3 million. When adjusted for subsequent financial year shortfalls in rate-pegs – the compounded income shortfall over a 20-year period equates to around \$392 million.
 - The ongoing impact of cost-shifting from both levels of Government, as well as other escalating non-discretionary operating costs – particularly for standard materials and contract costs incurred throughout the year.

As a result, Council has had to focus on carefully managing all discretionary costs so as to be able to absorb other expenses – particularly state government levies, utility charges and tipping fees.

- Given the demand and shortage of suppliers, Council’s ability to obtain/engage external contractors to perform required services when optimally required and/or its impact on pricing – and more broadly, our ability to obtain required machinery, vehicles and equipment, when required.
- The burgeoning cost of replacing Council’s infrastructure asset base. Each year, councils are required to annually revalue certain classes of assets and adjust/bring-to-account the likely increase/decrease in the cost of replacing them. In Council’s case – assets have been revalued upwards by around \$166 million throughout the 2023/24 financial year (particularly its buildings, roads and stormwater network).

Whilst the adjustment is a non-cash/book-entry, its more pressing impact is how Council calculates its annual Depreciation Expense, which is reported in the Income Statement. Councillors will note that Council’s Depreciation Expense has also increased by around \$8.1 million when compared to the previous year – and has a consequential impact on our annual result.

- To put this into context, the value of assets reflect the cost to replace or renew at the end of life. This is a figure largely driven by construction cost – and the inflationary pressure is real.

By way of example:

- Thurina Park Community Centre – estimated budget cost in 2021 based on comparable tenders was \$5 million – whilst the forecast price in 2024 came in around \$8 million:
- Similarly, replacing roofs across a number of our facilities was originally estimated at \$0.5 million and pricing has come in at \$1.1 million, more than doubling our original forecast cost.

Regrettably, the impact of rising costs must be reflected in Council’s Depreciation Expense – given it is the real cost to replace our assets. The impact of increased Depreciation is that available funding for capital works buys less and Council needs more real money to maintain its asset condition to current levels.

- Council is not immune to the impact of high interest rates and the cost of living pressure faced by many throughout our community – both ratepayers and businesses. Indeed, Council has also felt the indirect impact of this on its operations, such as:
 - Reducing development related services/numbers throughout the year;

- An incremental impact in other services provided by Council, including childcare services, leasing and licencing our buildings, application of fees and charges by community groups and the casual use of our facilities; and
 - Supporting ratepayers to make suitable arrangements to pay their rates – whilst also ensuring that its impact did not have a detrimental effect on our cashflow.
- Despite some of the challenges and constraints, Council’s financial performance and position suggests it is well-placed to support the delivery of Council’s 2024/25 Operational Plan and Budget.
- Importantly, Councillors should note that whilst having no immediate cash/financial impact, its financial landscape does provide and/or suggests that there is a longer-term imbalance of available funding to both manage our service expectations and ensure that adequate funding is allocated for asset maintenance into the future.
- This is not a new issue for Council. Indeed, Council’s long-term financial plan clearly articulates the financial challenges we have before us. This is a matter which Councillors will need to both consider and importantly determine how it chooses to best respond to some of the challenges throughout its term.
- Councillors will shortly have that opportunity when formulating its 2024-2028 Delivery Plan and its 2025/26 Operational Planning process – in particular setting/adopting a series of funding long-term financial strategies/options to deal with some of the economic and financial pressures expected to be faced by our City.

Summary of Financial Reports - Compared to Original Budget

- Overall, Council’s actual financial performance for the 2023/24 financial reporting period – including its comparison with its original budget and prior year figures was as follows.

Financial Performance – Year Ending 30 June 2024

Description	2023/24 Budget \$M	2023/24 Actual \$M	Variation \$M
INCOME FROM CONTINUING OPERATIONS			
Rates and Annual Charges	291.1	290.8	(0.3)
User Charges and Fees	20.4	21.5	1.1
Interest and Investment Income	11.3	18.1	6.8
Other Revenues	14.9	22.8	7.9
Grants and Contributions - Operating	20.2	23.9	3.7
Grants and Contributions - Capital	25.2	48.7	23.5
Other Income	6.6	6.8	0.2
Total Income from Continuing Operations	389.7	432.6	42.9
EXPENSES FROM CONTINUING OPERATIONS			
Employee Benefits and On-costs	168.9	167.1	(1.8)
Borrowing Costs	2.5	1.1	(1.4)
Materials and Services	121.1	123.4	2.3
Depreciation and Amortisation	90.1	96.9	6.8
Other Expenses	13.8	36.9	23.1
Net Loss from Disposal of Assets	-	5.7	5.7
Total Expenses from Continuing Operations	396.4	431.1	34.7
Operating Result from Continuing Operations	(6.7)	1.5	8.2
Net Operating Result for the period before grants and contributions provided for capital purposes	(31.9)	(47.2)	(15.3)

- Whilst Council has considered and adopted specific budget variations as part of its ongoing quarterly budget review process throughout the 2023/24 financial year, a general overview/summary of some of the more pertinent variations are again noted for the purposes of considering this report – and particularly explaining the reasons behind the variation to Council’s overall Net Operating Result.

Income from Continuing Operations

- Council’s reported interest income for the period was \$6.8 million more than originally planned – largely attributable to attractive interest rates offered throughout the market, an effective cash investment strategy and a well-diversified investment portfolio.

It should be noted around 60 percent of interest income received is required to be restricted given that it is attributable to externally restricted cash assets – such

as developer contributions and domestic waste - and not available for general purpose use.

- Other reported revenues received during the period equated to around \$22.8 million some \$7.9 million more than originally planned. The variance is largely attributable to an increase in regulatory and/or fine income and recovery of legal fees not foreshadowed when setting the original budget. Councillors should note that this income is from ongoing operations and not related to outstanding rates.
- Council received \$72.6 million in grants and contributions for specific projects/programs throughout the year - \$27.2 million more than originally planned.

At the time the budget is set, only known and approved grants are budgeted for. Council's budget is adjusted at each relevant Quarterly Budget Review for any additional grants notified and approved during the financial year.

Of the amount received, \$23.9 million were of an operational nature (e.g., Financial Assistance Grant \$11.5 million, Roads related Grants \$2.1 million, Family Day Care Fee Relief \$4.8 million, Library Subsidy \$1.1 million, Street Lighting Subsidy \$1.1 million, Recreation Grants \$0.5 million and Environmental improvement projects \$0.9 million).

As such, all actual costs attributable to deploying the grants are also reflected as an operating expense in our Income Statement – and thereby inflating employee related and material/contract costs.

Unspent grant funds at year-end (operating = \$14.5 million and capital = \$20.5 million) were restricted and subsequently released for completion as part of Council's 2024/25 budget.

Expenses from Continuing Operations

- In total, Council's actual operating costs were \$34.7 million more than originally planned. The increase is largely attributable to the following:
- Council's Depreciation Expense increased by \$6.8 million compared to that originally planned for the year. The increase largely relates to two components being, the added depreciation expense related to newly capitalised assets and the consequential impact of revaluing certain classes of assets throughout the year. Given the timing of preparing Council's Original Budget (April 2023) – Council's budget process would not have been able to accurately foreshadow the increase at that time.

Whilst the adjustment has a bearing on Council's financial performance for the period, it is a non-cash amount. Council's total Depreciation Expense for the year (\$96.9 million) is an estimate of the value by which Council's assets are depleting on an annual basis – and provides an important guide as to the level of funding required annually to manage our asset portfolio.

- Council is required to report Depreciation in this way in accordance with Accounting Codes set by the NSW Government. Interestingly, the current Minister for Local Government is looking to remove the expense from councils income statement so that Councillors and the public are not confused by this non-cash component in relation to a councils performance.
- Other Expenses varied by \$23.1 million compared to that originally planned for the year. The variation is largely attributable to two (2) capital projects which Council is currently finalising, being the Canterbury Town Centre Works and the Appian Way Drainage Works projects.

A component of both projects involved Council carrying out works on land/assets which are owned by the State Government – being Canterbury Road (\$11.1 million) and drainage owned by Sydney Water (\$9.1 million), respectively.

On that basis – and given that the works are not Council assets - Council was required to reflect the amount as an operating expense and rather than capitalise the amount.

The amounts are considered *abnormal in nature* – meaning that they are not general/standard types of costs that Council would incur on a recurrent basis – and therefore should be taken into consideration when comparing results.

The *abnormal* amounts have been reflected as operating expenses in Council's Income Statement and show as a variation to the original operating budget. However, it is important to note that these projects were fully funded and budgeted for in Council's original capital works budget.

- The Net Loss on Disposal of Assets (\$5.7 million) largely relates to certain adjustments made to write-off the value of specific infrastructure assets when they have reached the end of their useful life and/or renewed. Whilst the adjustment has a bearing on Council's financial performance for the period, it is a non-cash amount. Given it has no cashflow impact, Council does not budget for any net losses on disposal of assets unless known at the time of preparing the original budget.
- Councillors should also note that as at 30 June 2024, an amount of \$14.5 million of funds not expended during the year (for specific operating grant and/or other specific projects/programs) have been restricted and subsequently released for completion as part of Council's 2024/25 budget.

Summary of Financial Reports - Compared to Previous Year Results

- Whilst having provided commentary on the comparison of Council's 2023/24 Original Budget and its actual results, it is also important to understand the change in results between financial years.
- Council's 2023/24 year-end financial performance when compared to its 2022/23 results is as follows.

Financial Performance – Year Ending 30 June 2024

Description	2023/24 Actual \$M	2022/23 Actual \$M	Variation \$M
INCOME FROM CONTINUING OPERATIONS			
Rates and Annual Charges	290.8	271.6	19.2
User Charges and Fees	21.5	20.5	1.0
Interest and Investment Income	18.1	12.3	5.8
Other Revenues	22.8	19.5	3.3
Grants and Contributions - Operating	23.9	39.9	(16.0)
Grants and Contributions - Capital	48.7	35.8	12.9
Other Income	6.8	7.1	(0.3)
Total Income from Continuing Operations	432.6	406.7	25.9
EXPENSES FROM CONTINUING OPERATIONS			
Employee Benefits and On-costs	167.1	155.5	11.6
Borrowing Costs	1.1	0.5	0.6
Materials and Services	123.4	122.0	1.4
Depreciation and Amortisation	96.9	88.8	8.1
Other Expenses	36.9	11.5	25.4
Net Loss from Disposal of Assets	5.7	7.7	(2.0)
Total Expenses from Continuing Operations	431.1	386.1	45.0
Operating Result from Continuing Operations	1.5	20.6	(19.1)
Net Operating Result for the period before grants and contributions provided for capital purposes	(47.2)	(15.2)	(32.0)

- In the main, the earlier section above provides some context and/or a broad understanding of some of the issues which have had a bearing/impact on shaping Council's financial performance for 2023/24 when compared to its actual results for 2022/23.
- At noted above, Council's actual operating result incorporates/reflects a number of costs which are *abnormal in nature* – and must be reported as operating costs. Whilst funded, these items are of a non-recurrent nature and need to be taken into consideration when comparing Council's results. These items will again be explained below.
- That said, a general overview/summary of some of the more pertinent reasons for the variations are noted for the purposes of considering this report.

Income from Continuing Operations

- Income from Rates and Annual Charges increased by \$19.2 million between the two financial years. The increase is largely attributable to:

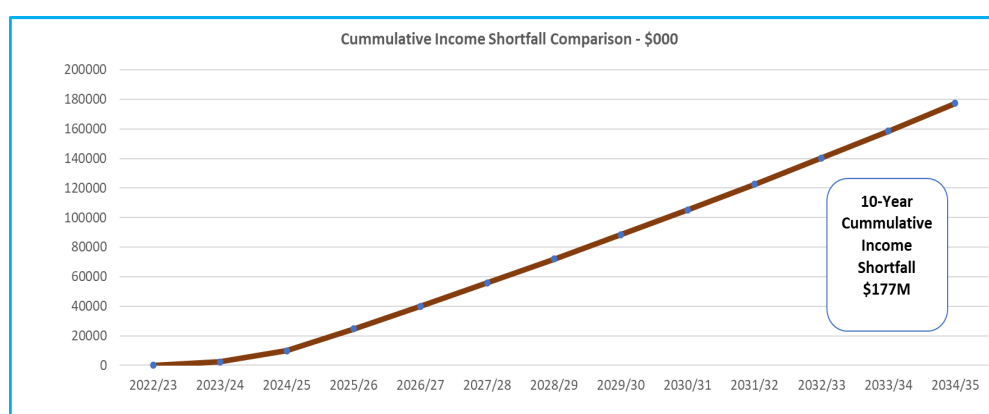
Description	Increase percent	Increase \$M
IPART Rate Peg increase	2.5	4.8
Special Rate Variation	5.3	10.0
Domestic Waste Charge	3.7	3.3
Total Variance		18.1

- That said, Councillors should also note that Council's Rates Income is significantly hindered by an understated rate-peg percentage set by IPART for Council.

By way of background – when IPART approved Council's Special Rate Variation (SRV) back in May 2021 – it also set Council's rate-peg for the duration of the SRV period, being four (4) years. A comparison of Council's rate-peg versus the general peg approved for all other NSW Council's is as follows:

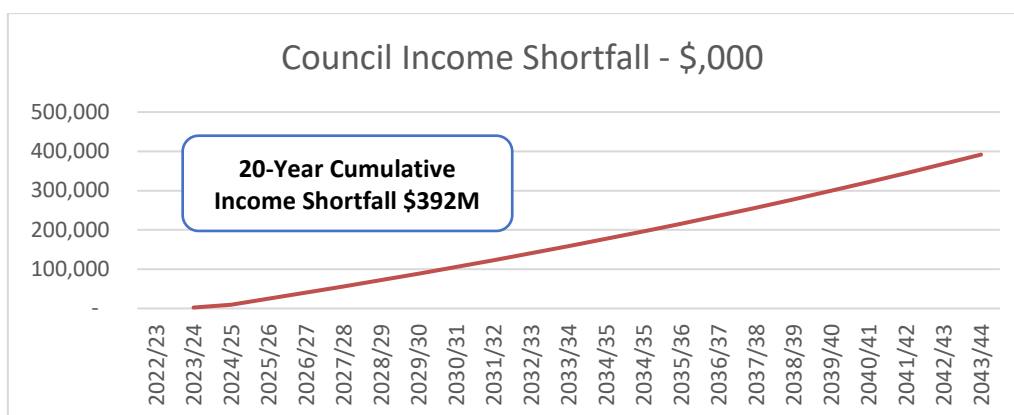
Description	2022/23	2023/24	2024-25	2025-26
CBCity Rate-Peg	2.5 %	2.5 %	2.5 %	2.5 %
General Rate-Peg – NSW Councils	2.5 %	3.7 %	4.9 %	5.5 %
Difference – Rate-Peg	-	(1.2%)	(2.4%)	(3.0 %)
Difference – Rates Income	-	(\$2.3M)	(\$7.5M)	(\$14.9M)
Cumulative Difference	-	(\$2.3M)	(\$9.8M)	(\$24.7M)

The cumulative financial impact (lost rates revenue) of the rate-peg variance over a 10-year period is as follows:



As Councillors will note, the cumulative financial impact equates to around \$177 million over 10 year period – being the legislative period for setting Council's long-term financial plan. Regrettably, the rate-peg shortfall has largely eroded the available SRV funding Council proposed to allocate towards replacing/renewing much needed assets throughout our City – particularly our roads and community facilities.

- That said – one needs to consider the intergenerational impact more broadly if the above is not addressed – say over a 20-year period – being the period of a life of a newborn, their period of education and ultimately what they will face as a constituent of our area. By way of summary, the cumulative impact of the shortfall is as follows:



- As Councillors will note – the cumulative financial impact (\$392 million) of not addressing our rate-peg shortfall is quite detrimental – and when combined with the pressure of escalating operating costs and replacing assets – a do-nothing approach is not an option.
- Councillors should note that rates and annual charges received from the Special Rate Variation, Domestic Waste and Stormwater Levy must all be restricted and specifically utilised in accordance with the Local Government Act 1993 and IPART’s determination.
- With the rise in interest rates, Council was able to take advantage of the higher term-deposit rates on offer when re-investing its funds – and subsequently generated around \$5.8 million more in interest revenue compared to that received throughout the 2022/23 financial year.

As noted earlier, around 60 percent of interest income received is required to be restricted given that it is attributable to externally restricted cash assets – such as developer contributions and domestic waste - and not available for general purpose use.

- Council received around \$3.1 million less in Total Grants and Contributions – when compared to that received throughout the 2022/23 financial year. The net impact was due to large one-off Roads and Sports Grants reflected in respective financial years and a change in the amount of advanced financial assistance grant payments received.

Expenses from Continuing Operations

- As canvassed throughout the report, Councillors should note that the variances between the two financial periods were not unexpected, reflective of a normal/expected level of services and operations provided by Council, as well as the need to reflect certain costs of an abnormal nature.
- A comparison of Council’s employee costs for the period – when compared to both its original budget and previous year’s results is as follows:

Firstly, Councillors will note that Council’s Employee Costs were \$1.8 million less than originally planned for period.

At the time of preparing its Original Budget, Council had:

- Reflected expected employee resources to transition to full-scale use/operations of all our community-based services – particularly aquatic services, use of halls/community facilities, library services and our parks and recreation facilities;
 - Increasing Council’s permanent and temporary employee resources to respond to the delivery of our capital works program and emerging grant funding opportunities; and
 - Account for the expected growth in other employee related costs, such as superannuation and employee entitlements.
- Council has realised a saving of \$1.8 million compared to that originally planned for the financial year. The result is quite pleasing given the challenges and constraints faced by many throughout our sector. Indeed, the savings were used to assist in addressing/offsetting other escalating costs within Council’s Budget.
- Secondly, Councillors will also note that Council’s Employee Costs were some \$11.6 million more when compared to its 2022/23 actual results. An explanation of the major elements associated with the increase include:
 - Applying the Local Government Award of 4.5 percent for all employees across the organisation and its compounding effect on employee entitlements – estimated at around \$6 million;
 - Filling vacant positions in our organisational structure – including permanent, casual and temporary staff – in managing our operational needs;
 - Engaging relevant staff to complete the significant grant funded programs initiated throughout 2022/23 and 2023/24 – as outlined above;
 - Accommodating a further increase in Superannuation Cost of 0.5 percent for all employees;
 - Applying an adjustment for Employee Leave Entitlements (annual, sick and long-service leave), totalling \$2.0 million – which includes an adjustment for

the estimated present value of expected future cash outflows regarding employees' entitlements - as at 30 June 2024;

- A reduction in the value of employee costs capitalised for specific capital works of \$4.2 million; and
 - A workers compensation adjustment based on actuarial calculation of predicted future liabilities of \$2.6 million
- Council's Materials and Services and Other Expenses for period were \$160.3 million, an increase of \$26.8 million when compared to previous years result. In the main, the increase is as a result of:
 - An increase in non-discretionary costs, including:

Description	2023/24 \$M	2022/23 \$M	Increase \$M	Increase %
Insurance Costs	4.0	3.9	0.1	2.6
Utilities	4.4	3.8	0.6	15.8
Emergency Services Levy	6.9	5.4	1.5	27.8
EPA Levies	7.3	3.7	3.6	97.3
Total Increase	22.6	16.8	5.8	34.5

- Councillors will note that a large proportion of Council's materials and services and other operating costs are non-discretionary in nature – and have increased by \$5.8 million - equating to an increase of around 34.5 percent;

Councillors should also note that the increase absorbs and surpasses all of Council's approved IPART rate-peg increase of 2.5 percent, which totalled \$4.8 million;

- As noted earlier – the larger variation to Other Expenses is attributable to two (2) capital projects which Council is currently finalising, being the Canterbury Town Centre Works and the Appian Way Drainage Works projects.

A component of both projects involved Council carrying out works on land/assets which are owned by the State Government – being Canterbury Road (\$11.1 million) and drainage owned by Sydney Water (\$9.1 million), respectively.

On that basis – and given that the works are not Council assets - Council was required to reflect the amount as an operating expense and rather than capitalise the amount.

The amounts are considered *abnormal in nature* – meaning that they are not general/standard types of costs that Council would incur on a recurrent basis – and therefore should be taken into consideration when comparing results. It should be noted that these projects were funded from various sources including grants, contributions and Council reserves;

- Indeed, if Council's Net Operating Result were to be adjusted to reflect the estimated loss in rating revenue due to the rate-peg and the one-off amounts which are abnormal in nature – and are not expected to be incurred in future years – then Council's result would be as follows:

Description	2023/24 Actual \$M	2022/23 Actual \$M	Variation \$M
Net Operating Result for the period before grants and contributions provided for capital purposes	(47.2)	(15.2)	(32.0)
Adjust for Abnormal Costs and Other One-Off Items:			
Rate Peg Shortfall/Loss	2.3	-	2.3
Canterbury Town Centre Works	11.1	-	11.1
Appian Way Drainage Works	9.1	-	9.1
Financial Assistance Grant – upfront payment in 2022/23	4.0	-	4.0
Depreciation Expense	8.1	-	8.1
Adjusted Net Operating Result for the period before grants and contributions provided for capital purposes	(12.6)	(15.2)	2.6

- As Councillors will note – Council's adjusted performance would be around negative \$12.6 million, a slight improvement of \$2.6 million compared to our previous years result.
- Overall, the above variations provide some insight into how the current economic constraints/conditions have impacted Council's operations. Indeed, the above demonstrates the difficulty that all councils are experiencing in being able to address escalating costs and particularly an inadequate general rate-peg amount, as determined by IPART.
- Given its size and scale, Council has been able to deal with the financial pressures we face. Indeed, the stimulus grant funding has certainly – in part - assisted in managing Council's ability to accommodate certain fixed resources, though we know that this is not permanent.
- That said, Council's financial performance again demonstrates our commitment to ensuring we have a well-established and effective approach to managing our organisation and importantly servicing our community - particularly during the difficult economic environment that we continue to endure.

Council's Financial Position

- Council's financial position (Balance Sheet) as at 30 June 2024 is considered quite strong and provides a sound level of liquidity (cash and investments) to deal with ongoing operational requirements and contingencies, including preserving specific cash and investments for future asset replacement programs, protecting its liabilities and satisfying Council's statutory obligations.
- Council is similarly well placed to meet its short and long-term obligations (current and non-current liabilities), such as employee entitlements, payments to its creditors within the coming financial year.
- Council's Balance Sheet – as at 30 June 2024 was as follows:

Statement of Financial Position – as at 30 June 2024

Description	2023/24 Actual \$M	2022/23 Actual \$M
Current Assets	312.4	339.1
Non-Current Assets	4,395.3	4,161.0
Total Assets	4,707.7	4,500.1
Current Liabilities	93.2	93.2
Non-Current Liabilities	32.8	32.8
Total Liabilities	109.8	126.0
Net Assets / Equity	4,560.8	4,374.1

- Of greater importance is assessing Council's cash flow position and its ongoing ability to service its liabilities, as well as retaining required cash reserves in accordance with legislative requirements and Council's financial strategy.

Once adjusted for non-cash transactions, Council's cashflow position for the period is considered quite positive. Indeed, Council's Cash and Investment balance as at 30 June 2024 totalled \$531.0 million, increasing by \$62.5 million for the financial period. A summary of Council's Statement of Cash flows as at 30 June 2024 was as follows:

Statement of Cash Flows – for the year ending 30 June 2024

Description	2023/24 Actual \$M	2022/23 Actual \$M
Cash Flows from Operating Activities		
Add: Receipts	457.9	408.7
Less: Payments	337.6	284.1
Net Cash Flows from Operating Activities	120.3	124.6
Cash Flows from Investing/Financing Activities		
Add: Proceeds from the Sale of Assets	1.3	2.2
Add: Other net transactions	4.7	0.0
Less: Acquisition of Assets	59.5	80.2
Net Cash Flows from Investing/Financing Activities	66.8	78.0
Net Change in Cash and Investments for the Year	62.5	46.6
Cash, Cash Equivalents and Investments at Beginning of Year	468.5	421.9
Cash and Investments at End of Year	531.0	468.5

- Council's restricted and unallocated cash and investments as at 30 June 2024 was as follows:

Cash and Investment Summary – as at 30 June 2024

Description	2023/24 Actual \$M	2022/23 Actual \$M
Cash and Investments at End of Year	531.0	468.5
Less: Externally Restricted Cash	302.3	277.6
Less: Internally Restricted Cash	225.2	185.1
Unrestricted Cash and Investments	3.5	5.8

Councillors should note that the majority of funds are held for specific purposes imposed by legislation and/or by Council as per its financial strategy. Of the amount, \$3.5 million remains as unrestricted cash. A breakdown all restrictions are reflected/noted on pages 31 and 32 of Council's 2023/24 financial reports.

- Separately, Council expended \$70.1 million on delivering critical capital works/projects throughout the reporting period, whilst its closing/total infrastructure asset base for the reporting period equates to \$4.1 billion (Net Carrying Amount / Written Down Value).
- Of the amount, Council:
 - Capitalised \$37.1 million of infrastructure, plant and equipment throughout the period – including replacing/renewing roads, footpaths and bridges (\$16.3 million), parks and reserves (\$2.8 million), stormwater management (\$1.5 million), plant and equipment (\$5.5 million) and buildings (\$4.3 million); and
 - A further \$33.0 million of projects, which are a work-in-progress, will be completed throughout the 2024/25 financial year. Once the specific projects are completed, they will be capitalised into their appropriate asset class, accordingly.

Details of all capital expenditure for the reporting period is reflected on page 35 of Council's 2023/24 financial statements.

- A summary of Council's performance measures when compared to industry benchmarks as at 30 June 2024 were as follows:

Statement of Performance Measures – as at 30 June 2024

Description	B/mark	2023/24 Actual	2022/23 Actual	2021/22 Actual
Operating Performance Ratio	0.00%	(10.76%)	(2.20%)	(0.85%)
Own Source Operating Ratio	60.00%	83.21%	81.35%	82.14%
Unrestricted Current Ratio	> 1.50X	4.35X	3.50X	3.04X
Rates and Annual Charges Outstanding	< 5.00%	5.83%	6.36%	6.20%
Rates and Annual Charges Outstanding – adjusted for Deferred Pensioner Payments	< 5.00%	5.05%	5.53%	5.40%

Councillors should note that Council's Operating Performance Ratio is significantly impacted by the *abnormal costs* identified earlier in the report. Council's adjusted ratio – once abnormal costs are excluded – would have been around negative two percent, which is well within the range that Council expected it to be for the 2023/24 financial year.

Infrastructure Asset Performance Indicators – as at 30 June 2024

Description	B/mark	2022/23 Actual	2022/23 Actual	2021/22 Actual
Buildings and Infrastructure Renewals Ratio	>100%	42.23%	55.92%	78.19%
Infrastructure Backlog Ratio	<2.00%	3.75%	3.77%	2.22%
Asset Maintenance Ratio	>100%	127.52%	105.52%	85.54%
Cost to Bring Assets to Agreed Service Levels		2.37%	2.43%	1.50%

- Council's financial reports also note that Council's combined cost to bring existing infrastructure to a satisfactory standard is estimated at around \$120.8 million – which equates to around 2.4 percent of our asset base.
- The above benchmarks are not a new issue for Council. Indeed, Council's long-term financial plan clearly articulates the financial challenges we have before us in addressing these ratios.

As indicated earlier – Council's ongoing financial sustainability is a matter which Councillors will need to both consider and importantly determine the appropriate financial path for our City.

Recommended Approach

Having considered the matter, it is recommended that:

- Council notes the 2023/24 Annual Financial Reports and Auditors Reports.
- In accordance with Section 420 of the *Local Government Act 1993*, Council:
 - Refer any submissions received regarding Council's Audited Financial Reports or the Auditors Report to Council's External Auditor for their consideration; and
 - A further report be prepared to consider any submissions received, if required.

Governance and Administration Matters - 26 November 2024

ITEM 8.3 Quarterly Review of the 2024/25 Operational Plan and Budget to 30 September 2024

AUTHOR Corporate

SUMMARY

This report provides the first progress update on the CBCity 2025, Council's current Delivery Program and 2024/25 Operational Plan, for the quarter 1 July to 30 September 2024. The Delivery Program and Operational Plan translate Council priorities and services into measurable actions for a Council term and a financial year.

Separately, the report considers the review of Council's financial results and proposed budget adjustments for the same period.

RECOMMENDATION That -

1. Council note the quarterly review of the 2024/25 Operational Plan and 2022-25 Delivery Program to 30 September 2024.
2. Council adopt the quarterly review of the 2024/25 Budget to 30 September 2024, including proposed budget variations [Attachment 2 (Annexure C & H)] - as outlined in this report.

ATTACHMENTS [Click here for attachments](#)

1. 2024-25 Operational Plan - Q1 Report
2. September Revision Reports

INTEGRATED PLANNING AND REPORTING ALIGNMENT

In NSW, every Council is required to undertake Integrated Planning and Reporting (IP&R) in line with the *Local Government Act 1993* and the NSW Office of Local Government Integrated Planning and Reporting Guidelines (2021).

The main components of the IP&R Framework include:

- **Community Strategic Plan** - The highest level of strategic planning undertaken by a council, with a ten-year plus timeframe. All other plans must support achievement of the Community Strategic Plan objectives. Council's Community Strategic Plan is known as CBCity 2036. It will be reviewed and re-adopted in 2025.
- **Resourcing Strategy** - Shows how council will resource its strategic priorities, identified through IP&R. The Resourcing Strategy includes:
 - Long-Term Financial Planning;
 - Workforce Management Planning; and
 - Asset Management Planning.
- **Delivery Program** – This represents Council's commitment to the community about what it will deliver during its term in office to achieve the Community Strategic Plan objectives. 2024/25 represents the last year of the current Delivery Program – a new Delivery Program will be prepared and adopted in 2025, for the period 2025-2029.
- **Operational Plan** - Shows the individual projects and activities a council will undertake in a specific year. It includes the council's annual budget and Statement of Revenue Policy.
- **Annual Report** - Reports back to the community on the work undertaken by a council in a given year to deliver on the commitments of the Delivery Program via that year's Operational Plan. The Annual Report and supplementary State of Our City report is separately considered in this agenda.

The IP&R Guidelines also require regular progress reports to be provided to Council and community on the delivery of 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.

STRATEGIC IMPACT

- The attached reports present Council's operating result and financial performance against budget for the quarter ended 30 September 2024.
- Whilst Council's current financial performance and its position – from a cash flow perspective – is considered sound and stable, Council's more longer-term position does present a number of challenges, particularly its financial capacity to continue to address its ongoing growth in operating costs and its asset management obligations.
- Council's long-term financial position is a matter which Councillors will need to both consider and determine how it chooses to respond to some of the challenges throughout its term.

- Councillors will shortly have that opportunity when formulating its 2024-2028 Delivery Plan and its 2025/26 Operational Planning process – in particular setting/adopting a series of funding long-term financial strategies/options to deal with some of the economic and financial pressures expected to be faced by our City.

DETAILED INFORMATION

Purpose

- To provide an update on the CBCity 2025, Council's current Delivery Program and 2024/25 Operational Plan, for the quarter 1 July to 30 September 2024, and separately, to consider the review of Council's financial results and proposed budget adjustments for the same period.

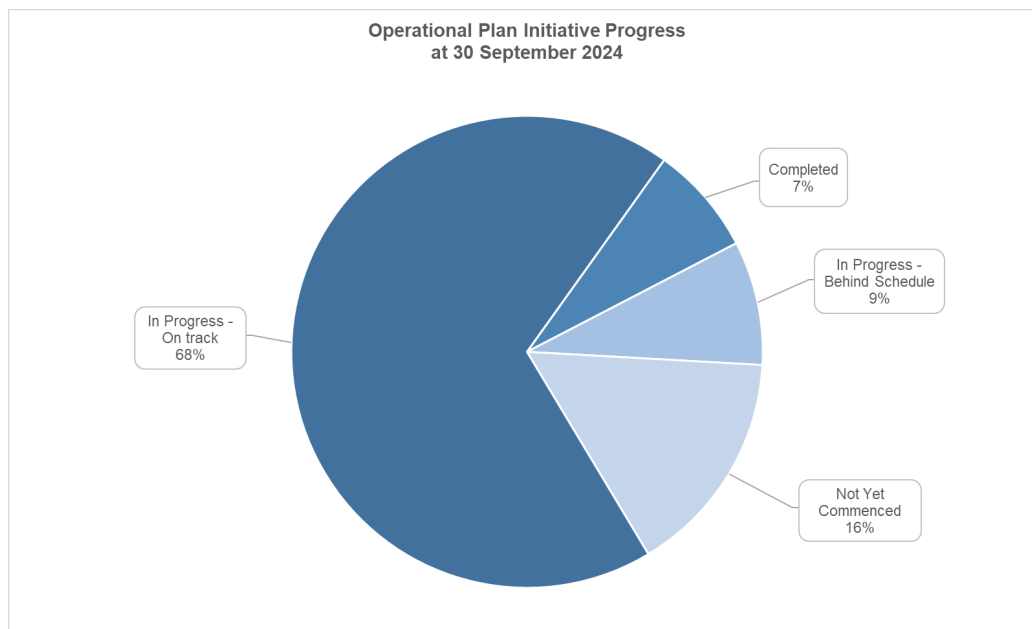
Background

- This report has been prepared in accordance with the requirements of the Local Government Act 1993 and 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.

Discussion

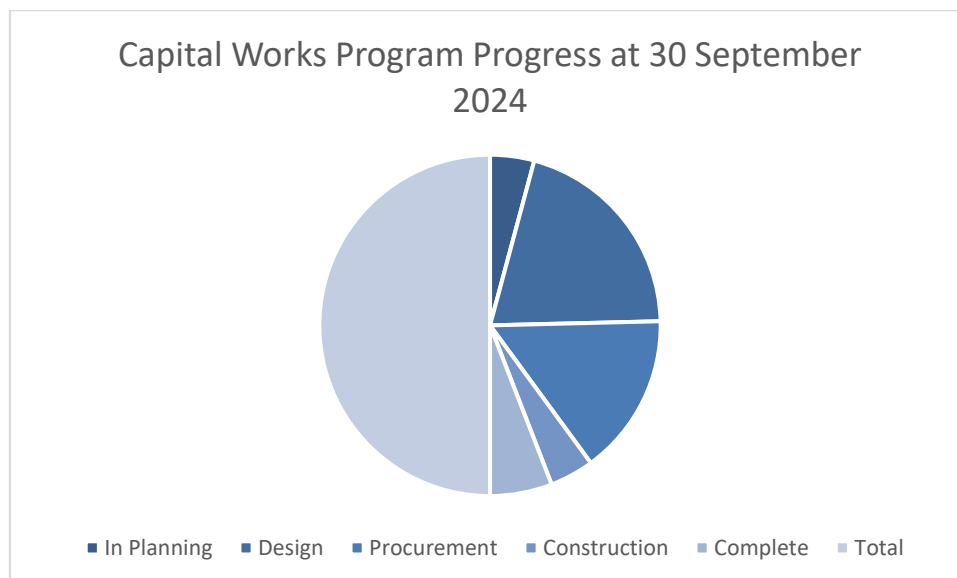
PART A - Quarterly progress on the delivery of the 2022-25 Delivery Program and 2024/25 Operational Plan to 30 September 2024

- 1 July marks a start of the new Operational year for Council and is always full of activity, making progress towards new goals.
- At the close of quarter one, 75% of the Operational Plan's initiatives for 2024/25 were "Completed" or "In Progress - On Track", with another program commenced.



- At the close of quarter one 2024/25, 12% of Council's capital works program has been completed, while a further 8% was in construction. Currently, 31% of projects are in the procurement phase and are set to progress to delivery in the coming months.

- Of the 38 completed projects, 24 were roads, bridges, and traffic management projects, three were building projects, eight were open space projects and three were drainage and water devices.
- A notable achievement this quarter, was the completion and official opening of the Ian Stromborg Play Space in Paul Keating Park, Bankstown.



- Attachment 1 provides an overview of progress against each of Council's 28 services. This includes a list of highlights, as well as information about how we are tracking against key service measures, progress of specific projects/ initiatives and an overview of income/ expenditure for each service to 30 September.
- Highlights for the 1 July to 30 September 2024 quarter include:
 - The Council Community Grants Program for 2024/25 was delivered, with 102 successful applications supported totalling \$482,000.
 - A project to develop a digital catalogue of plant species within CBCity commenced in partnership with Sydney University. This will be used to inform a rare species propagation project aimed at conservation of our rare plants and flowers.
 - Council received a Highly Commended Award for the "Bulldogs Bulky Waste Campaign" from Keep Australia Beautiful - Sustainable Cities Awards, in the community and engagement category. At the Keep Australia Beautiful NSW Congress 2024, staff presented on the North Parade, Campsie beautification project which saw existing dumped rubbish removed, undergrowth cleared, and surveillance cameras installed. This project was supported by a \$77,000 grant from the NSW Environmental Protection Agency.
 - The fully sold-out Bankstown Bites food tours invited residents and visitor food lovers to experience the various food offerings from local business across Panania, Earlwood and Bankstown.

- The Mayoral Sleepout was held on Thursday 18 July at Belmore Sports Ground, raising over \$12,000 for three charities: Mission Australia, Brothers in Need and Maronites on Mission.
- Council was successful in obtaining funds totalling \$19.47 million under several grant programs. The grants will fund many road improvements, pedestrian and cycling facilities and traffic management projects. The grant included an amount of \$14.8 million that will be spent over a five-year period under the Roads to Recovery Grant Program.
- Based on the Royal Life Saving NSW Benchmark Report, Canterbury Bankstown's leisure and aquatic centres recorded an average safety score of 95.7%, surpassing the NSW average safety score 90.7%. These high results demonstrate that Canterbury-Bankstown Leisure and Aquatic Centres are operating in line with industry best standards and providing a safe and compliant service to the community.
-
- The average assessment time frame for development applications has been reduced to 89 days for the financial year to date, well ahead of the target of 115 days set by the NSW Government.
-
- An inspection of a building site in Revesby found damage to the structural stability of an 80-year-old oak tree which Council was then forced to remove due to safety issues. Council issued the developer a \$3,000 fine as a result of the damage to the tree which they appealed in court. At conclusion of the hearing, the magistrate ruled in favour of Council and the fine to the developer was upgraded to \$45,000.

PART B – September 2024 Quarterly Budget Review

Financial Performance

- Following a review of the first quarter's financial performance, Council's broader financial position continues to convey a sound and stable position and generally compares well to its budget estimates.
- Given it being quite early in the financial year, this quarterly review tends to focus on adjustments that:
 - Reflect Council's 2024/25 year-end actual figures – particularly Council's cash and investments, cash reserves and other balance sheet details, where required;
 - Release funding to complete specific projects/programs carried-forward/not-completed (work-in-progress) throughout 2024/25;
 - Adjust for known grants and contributions;
 - Adjusting Council's budget to reflect variations to certain operating costs and capital works projects identified throughout the quarter; and

- Any other general transactions not identified at the time of preparing the original budget and/or throughout the quarter.
- Having made the relevant adjustments, Council's Income Statement for the September 2024 Quarter is as follows.

Budgeted Income Statement – for the year ending 30 June 2025

	2024/25 Original Budget \$M	Carryover Budget \$M	Sep Quarter Variation \$M	2024/25 Sept Budget \$M	Dec Quarter Variation \$M	2024/25 Dec Budget \$M	Mar Quarter Variation \$M	2024/25 Mar Budget \$M	Jun Quarter Variation \$M	2024/25 Jun Budget \$M
Total Operating Income	399.0	-	(4.4)	394.6						
Total Operating Expenses	322.1	15.6	11.4	349.2						
Net Operating Result Before Capital Grants and Contributions	76.8	(15.6)	(20.0)	45.4	-	-	-	-	-	-
Add: Capital Grants and Contributions	31.8	-	57.8	89.6						
Less Depreciation Expense - Funded	(52.2)	-	-	(52.2)						
Less Depreciation Expense - Unfunded	(44.8)	-	(4.2)	(49.0)						
Net Operating Result for the Year	11.6	(15.6)	37.8	33.8	-	-	-	-	-	-

- As noted, Council's revised Operating Result is expected to be a surplus of \$33.8M. Once adjusted for capital grants and contributions - Council's net operating result before capital grants and contributions is negative \$55.8M.
- A summary of the variations is as follows:

Budgeted Variations and Adjustments for Carryovers – June 2024 Quarter

Description	Budget C/over Variations \$M	Funding
Operating Expenditure Variations		
Carryover Funding - Projects/Programs	15,631	Restricted in 23/24 and released in 24/25
Operating Expenditure Variations	15,631	
Net Variations – June Quarter	15,631	

Budgeted Variations and Adjustments – September 2024 Quarter

Description	Budget Variations \$M	Funding
Income Variations		
Grants & Contributions - Operating	1,246	Grant Funded
Grants & Contributions – Capital	57,845	Grant Funded – Capital Works
Financial Assistance Grant – Received in 2023/24	(9,462)	Restricted in 23/24 and released in 24/25
Interest & Investment Income	2,500	Part Restricted for External Restrictions
Other – Various	1,322	General Funds
Income Variations	53,451	
Operating Expenditure Variations		
Grants & Contributions - Operating	1,246	Grant Funded
Depreciation Expense	4,202	Non-Cash Expense
Capital Expense - State Govt Assets	9,791	Restricted Funds
Other - Various	391	General Funds
Operating Expenditure Variations	15,630	
Net Variations – September Quarter	37,820	

- As Councillors would be aware, whilst Council’s negative Net Operating Result – before capital grants and contributions – provides an important insight into its capacity to meet its ongoing operating costs, one must also consider/take-note that it also:
 - Reflects/includes all income and operating expenses funded from the various sources available to Council – General Funds, External/Internal Restrictions, Grants;
 - Reflects/includes adjustments for certain income and operating expenses of which funds have been restricted in prior years and released for use throughout this financial year – carryover funding for specific projects/programs;
 - Incorporates around \$101M of non-cash expenses – such as Depreciation Expense;
 - Reflects Grants & Contributions for specific capital projects – for which the expenditure is not reflected in the Income Statement - though separately made available for Council’s Capital Works Budget; and
 - One-off adjustment for certain ‘abnormal’ financial transactions, including the Appian Way Drainage Works project, where Council is carrying out works on land/assets which are owned by the State Government projected – estimated to be around \$9.8M. Given that the works are not Council assets, Council is required to reflect the amount as an operating expense, rather than capitalise the amount.
- A negative net result tends to generally/largely suggest that there is a shortfall in available funding (equivalent to Depreciation Expense) to renew/replace assets in the future.

- A comprehensive summary of Council's Income Statement is attached – Attachment 2 (Annexure B) - and a listing of all operating budget variations to Council's Income Statement for the quarter are noted in Attachment 2 (Annexure C).
- A further detailed assessment of Council's revenues and expenditure will be conducted as part of the December quarterly budget review.

Cash Flow / Working Funds

- Whilst all councils are required to present a Budgeted Income Statement – consistent with relevant Accounting Standards and Codes – for financial reporting purposes, an assessment of a council's cashflow tends to be particularly important, given that it provides relevant information on Council's capacity to fund/meet:
 - Its annual operational commitments and capital works program, including the amount of cash used from dedicated reserve funds to balance our budget;
 - Liabilities, such as payment of employee entitlements, loans and creditors, as and when they fall due; and
 - Restrict/preserve funds which have been collected for specific purposes, such as stormwater levy and development contributions.
- Having regard to the above, Council's Budgeted Cashflow Statement / Working Fund for 2024/25 is as follows:

Budgeted Cash Flow / Working Fund – for the year ending 30 June 2025

Description	Original Budget \$M	Budget September Quarter \$M	Actuals September Quarter \$M
Cash Flows from Operating Activities			
Add: Receipts	430.7	484.2	149.9
Less: Payments	(317.4)	(352.7)	(59.1)
Net Cash Flows from Operating Activities	113.3	131.4	90.7
Cash Flows from Investing/Financing Activities			
Add: Proceeds from the Sale of Assets	1.3	1.3	0.1
Add: Loan Borrowings	44.0	44.0	15.0
Less: Acquisition of Assets	(115.5)	(280.2)	(20.8)
Less: Loan Repayments	(1.1)	(1.1)	-
Net Cash Flows from Investing/Financing Activities	(71.3)	(236.0)	(5.6)
Net Cash Flow	42.0	(104.6)	85.1
Cash Reserve Movements			
Add: Cash Reserves Utilised for Specific Projects/Programs	129.7	411.7	45.4
Less: Cash Restricted for Specific Projects/Programs	(171.7)	(307.1)	(130.5)
Net Cash Reserve Movements	(42.0)	104.6	(85.1)
Net Cash Flows / Working Fund for the Period	-	-	-

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

Cash & Investments – for the year ending 30 June 2025

Description	Original Budget \$M	2023/24 Actual \$M	September Quarter \$M
Closing Balance - Cash & Investments	432.9	531.0	426.4
Less: Internal Restrictions	(186.3)	(225.2)	(186.6)
Less: External Restrictions	(240.7)	(302.3)	(236.3)
Closing Balance - Unrestricted Cash	5.9	3.5	3.5

- Councillors will note that Council has a sound level of liquidity (cash & investments) to deal with ongoing operational requirements and contingencies, including preserving specific cash and investments for future asset replacement programs, protecting its liabilities and satisfying Council's statutory obligations.
- A comprehensive summary of Council's Cash flow for the period is attached – Attachment 2 (Annexure E).

Capital Expenditure (CAPEX)

Description	Sept. Recommended Changes \$,000
Bridges	42
Buildings	20,858
Carparks	1002
Drainage Conduits	(9,457)
Town Centres	(245)
Other Structures	128
Open Space	(91)
Park/ Street Furniture	7
Pathways and Boardwalks	8,487
Road Pavement	1,869
Traffic Management	4,816
Operational Assets	55
Total	27,474

- Council's CAPEX is now expected to be \$280.2 million, a net increase of \$27.5 million to that previously adopted in the original budget and adopted carry overs.
- The CAPEX variations include projects that have received additional grant funding during the September quarter.
- The Canterbury Leisure and Aquatic Centre project is tracking well with a number of known/expected and unknown/unexpected latent conditions that are now quantified and known enabling a release of funds restricted for this purpose.
- The latent issues and associated impacts include:
 - Variations required by the principal contractor as a result of strict requirements and new methodology for non-impact shoring works given the close proximity to the rail line. At the time of design, development application and Tender the requirements of rail authorities were minimal. Post awarding of the contract and in finalising the Construction Certificate, geotechnical engineers indicated a need to further minimise vibration impact from any piling operations in what became known as landfill, meaning that the piles could not be driven and so an alternate piling methodology added time and cost. This is a latent issue that would have arisen in the same manner for any contractor.

- The structural failure of Canterbury Ice Olympic Rink (COIR) roof structure has had a bearing on our work methodology. While Council was aware of structural issues within the COIR, Council was unaware of the severity and that their structural expert required the existing roof to be propped to prevent the collapse, nor that COIR had not undertaken those works until after awarding of our tender. The impact of this would be minimal if not for a shared common wall between the COIR structure and Council's grandstand. Accordingly, Council was required to review its demolition methodology, resulting in additional time and cost delays to demolish the old grandstand while preventing the collapse of the COIR roof. Council was forced to provide additional propping works to stabilise the common wall between the two sites, install vibration monitoring while the grandstand was removed piece by piece (as opposed to simply knocking it down with a large excavator). The COIR also placed restrictions on our contractors accessing their site as a result the roof not being propped leading to further complications in resolving this. The Grandstand demolition is now complete. This is a latent issue that would have arisen in the same manner for any contractor.
- As Councillors may be aware from a previous site tour, the existing pool location is a former landfill site. Despite extensive geotechnical testing undertaken during design development and prior to commencement of the project, the level of contamination identified during construction was significantly worse and extended under the existing pool, which could not be tested at that time (for obvious reasons). This issue was further compounded by the fact that the pool structure leaked large amounts of water into the toxic substrate for an extensive period during its operation (possibly decades).

Fortunately, during negotiation of the contract, the contractor heavily priced their risk due to the unknown nature of contamination and Council made provision to deal with this very latent issue once the extent was clearer. This means that Council has acceptable reserves to manage the costs of removing contaminated material. Council was also able to prearrange for the material to be taken to our own landfill site for processing, reducing gate fees and haulage distances. The variation for this contaminated material was provisioned for and now that the material is all removed and known the restricted funding can now be released, again this is a latent issue that would have arisen in the same manner for any contractor.

- Given the nature of the above variations there is some cost for works though dealing with the extended methodologies of removing more material and 'hand' demolishing the grandstand has added extension of time delay costs. While it is expected that over the next 12 months refinement to methodology is likely to find time savings and reduce these costs, it is prudent to provision for them now, especially given the funds are restricted and available for this purpose.
- To support the ongoing contract oversight additional costs will be released to ensure effective project management through to completion and for associated expert contracts such as architecture and engineering to ensure the most efficient and effective design and construction methodologies are deployed.

- For all of the above the proposed budget adjustment for the Canterbury Leisure and Aquatic Facility project is \$19.0 million which is available from restricted reserves established for this purpose.
- It should be noted that the riskiest part of the project, being demolition, excavation of contaminated ground and piling to establish the platforms and work areas to build upon are now all completed. The project will now rise out of the ground where less latent issues are expected.

Ratios and Restrictions

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

	Industry Benchmark	September Quarter
Operating Performance	>0%	(14.14%)
Debt Service Ratio	<10.0%	0.84%
Unrestricted Current	>1.50	2.04
Own Source Operating Revenue	>60%	79%
Cash Expense Cover	>3 mths	14.79 mths
Capital Expenditure Ratio	>1	2.77

- In finalising Council's September 2024 Review, a number of adjustments to specific external/internal restrictions have also been made to comply with certain statutory/policy and/or contractual requirements.
- In total, Council's planned balance of internal and external restrictions as at 30 June 2025 is expected to be \$186.6 million and \$236.3 million respectively.
- Further detailed analysis regarding the September review, including the Quarterly Budget Review Statements, is provided in Attachment 2.

Conclusion

- The Annual Report and Quarterly Reports detail Council's progress towards addressing the priorities and meeting the outcomes of the Delivery Program and the Community Strategic Plan for the City. They ensure Council is meeting obligations under the Integrated Planning and Report Framework, financial reporting requirements and they contribute to the ongoing enhancement of good governance across Council.
- The data contained within these reports will also be made available on Council's website.

Governance and Administration Matters - 26 November 2024

ITEM 8.4 2023/24 Annual Report Including State of Our City

AUTHOR City Future

SUMMARY

- The *Local Government Act 1993* (Sect 402-406) requires all councils to prepare a suite of integrated planning and reporting (IPR) documents. This includes:
 - An Annual Report, which incorporates a range of statutory reporting required under Section 428 of the *Local Government Act 1993* and a copy of the audited Financial Statements of the Council, as well as a summary of Council's progress towards achieving the outcomes expressed in the Delivery Program and Operational Plan; and
 - The State of Our City – a snapshot of the City prepared following each Council term, detailing progress towards achieving the outcomes expressed in the Community Strategic Plan.
- This report presents the Annual Report for the 2023/24 financial year which also incorporates the State of the City for the period 2021 to 2024.

RECOMMENDATION

That the 2023/24 Annual Report, incorporating State of Our City report, be endorsed.

ATTACHMENTS [Click here for attachment](#)

1. 2023/24 Annual Report
2. State of Our City

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- In NSW, every Council is required to undertake Integrated Planning and Reporting (IPR) in line with the *Local Government Act 1993* and the NSW Office of Local Government Integrated Planning and Reporting Guidelines (2021).
- The main components of the IPR Framework include:
 - Community Strategic Plan;
 - Resourcing Strategy;
 - Delivery Program; and
 - Operational Plan.
- In addition, Council is required to prepare an Annual Report which reports back to the community on the work undertaken by a council in a given year to deliver on the commitments of the Delivery Program via that years Operational Plan. The Annual Report and supplementary State of Our City report is the subject of this report.

STRATEGIC IMPACT

- The Annual Report provides an overview of the 2023/24 financial year and how Council has progressed towards the objectives outlined in its Delivery Program - CBCity 2025. It is a statutory and backward looking review, rather than a strategic, forward looking document and does not, on its own, have any financial impact or effect on Council's Resourcing Strategy. However relevant information is considered as part of developing forward plans for Council.
- The State of Our City is a snapshot of the City in 2024 from the perspective of the 50 indicators outlined in CBCity 2036 – the Community Strategic Plan for the City. It highlights area where the City is meeting, exceeding or underperforming with regard to community aspirations for the City. These measures are used to inform the development of future Delivery Programs and Operational Plans

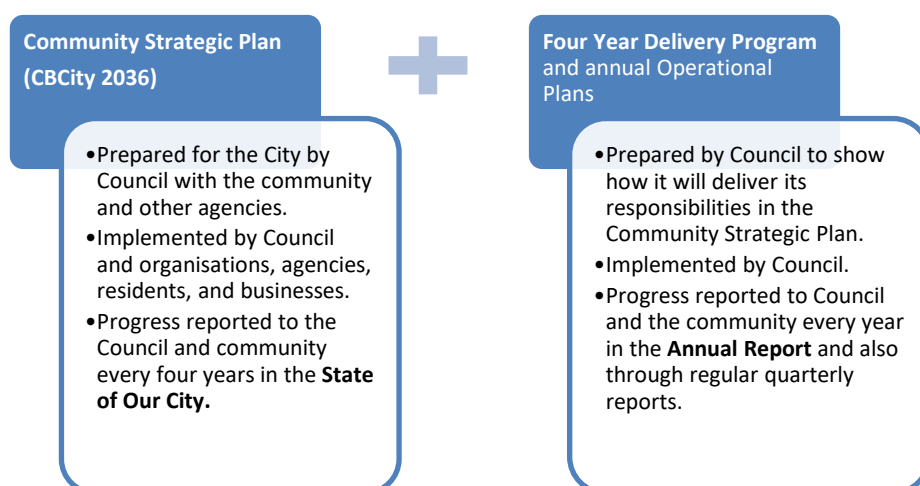
DETAILED INFORMATION

Purpose

- To provide Council with information on its progress towards achieving the outcomes expressed in the Delivery Program and Operational Plan for 2023/24. In addition, a snapshot of the state of the City is prepared which details progress towards achieving the outcomes expressed in the Community Strategic Plan (through a review of monitoring progress against a set number of measures) for the period 2021 to 2024. The 2023/24 Annual Report is Attachment 1 to this report and the State of Our City is Attachment 2.
- Note - The 2023/24 General Purpose Financial Statements form part of the published Annual Report, but are separately considered in this Business Paper, and therefore not included in Attachment 1.

Background

- The Community Strategic Plan (CSP) is the highest level plan that Council prepares. Its purpose is to identify the community's main priorities and aspirations for the future and outline pathways or strategies for achieving these goals. It guides all remaining strategies and plans and is developed by Council with, and on behalf of, the community. Canterbury-Bankstown's CSP is known as CBCity 2036.
- In response to its CSP, all councils prepare a four-year Delivery Program aligned to the Council term, along with successive annual operational plans. These plans detail how the Council will help to deliver the outcomes expressed in the CSP.
- Local Government Integrated Planning and Reporting regulations require regular reports to Council and the community on the progress of these high-level plans. This ensures accountability for the commitments made to the community. Progress on the Community Strategic Plan is reported through the State of Our City, and progress of the Delivery Program is reported through the Annual Report, both the subject of this report.



The Community Strategic Plan and Delivery Program are structured around and reported through **seven Destinations** or key themes.

1. Safe and Strong;
2. Clean and Green;

3. Prosperous and Innovative;
4. Moving and Integrated;
5. Healthy and Active;
6. Liveable and Distinctive; and
7. Leading and Engaged.

Annual Report Highlights

- The Annual Report sets out the achievements and outcomes for the 2023/24 financial year. A summary of the highlights are included in the following table:

Safe and Strong

- Concept planning for the Campsie Hub commenced.
- Opening of CBCity First Nations Cultural Hub and Resource Centre.
- Provision of \$521,368 to 129 local projects under Council's annual Community Grants Program, and assistance provided to the local ClubGRANTS committee to award \$1,886,580 to 89 projects.
- Adopting plans that provide direction and identify key projects including a Cultural Diversity Plan and a Positive Ageing Plan, and exhibiting a Community Infrastructure Strategic Plan 2050.

Clean and Green

- The Council fleet of Electric Vehicles (EVs) now stands at 30 including an electric garbage truck. Parks operations successfully trialled electrical blowers, brush cutters and ride on mowers, improving emissions and running costs, and providing a quieter, cleaner and lighter work environment.
- Use of closed circuit cameras resulted in 61% reduction in illegal dumping in City hotspots.
- The \$25 million Bankstown CBD stormwater upgrade commenced in January 2024 and will take 15 months to complete. The work will increase capacity to accommodate one-in-a-hundred-year flood events from infrastructure that currently only has capacity for one-in-five-year flood events.

Prosperous and Innovative

- Major events and projects to boost our economy, and to attract business investment, jobs, visitors and new residents to the City including Rocking After Dark – Night Time Economy event, "Where Interesting Happens" website and initiatives, Youth Expo, CBEvolve event, Bankstown +10 event, and Ramadan Nights Lakemba.
- The Purple Flag recognition for Lakemba, one of only 90 global destinations with this distinction, recognises vibrancy and diversity of the area.
- Use of CCTV and artificial intelligence to detect, graffiti, potholes, missed bins, and facilitated an inspection of over 40 kilometres of the City's drainage network.

Moving and Integrated

- Over \$19 million invested to upgrade the local transport network including:
 - Completion of the Canterbury Road and Charles Street intersection upgrade;
 - New footpaths at Amaroo Avenue, Georges Hall; Bonds Road, Riverwood; Hartill Law to Street James Avenue, Earlwood; Marks Street, Chester Hill; and Truro Parade, Padstow;
 - Road resurfacing at Bonds Road, Riverwood; Cameron Avenue and Thompson Street, Earlwood; Fitzpatrick Street, Revesby; Miller Road, Chester Hill; and Old Kent Road, Greenacre;
 - Carpark renewals at Downes Street, Belfield; and Wilbur Street, Greenacre;

<ul style="list-style-type: none"> - Traffic management and pedestrian improvements at Brennan and Ward Streets, Yagoona; Illawarra Road, Earlwood; Shellcote Road, Greenacre; Polo Street, Revesby; Penshurst Road, Narwee; and - An upgrade of the Cup and Saucer Creek shared path.
<p>Healthy and Active</p> <ul style="list-style-type: none"> ▪ Commencing construction on the new Canterbury Leisure and Aquatic Centre. ▪ New amenities buildings at Ewen Park, Hurlstone Park; and Padstow Park (in progress). ▪ A new destination play space at Paul Keating Park, Bankstown. ▪ New sports lighting at Picken Oval, Ashbury; completion of the Kelso North precinct upgrades, Panania; and sportsfield upgrades at Beaman Park eastern fields, Earlwood (in progress). ▪ More schools participated in the Share Our Schools Program bringing the total to 63 schools which share open space with the community during holiday periods.
<p>Liveable and Distinctive</p> <ul style="list-style-type: none"> ▪ The Canterbury-Bankstown Her-Way project in Lakemba provided temporary activations co-designed with local women, new seating, upgraded lighting and a temporary bike track.
<p>Leading and Engaged</p> <ul style="list-style-type: none"> ▪ Strong advocacy for the community for projects that impact the City, like the Sydney Metro Line upgrade, East West Pedestrian and Cycle Link, and the new state-of-the-art hospital to be built in Bankstown.

- In addition to the above highlights, Council was recognised this year for its work across a diverse range of activities, including:
 - Councillor Linda Downey won the 2024 Ministers' Awards for Women in Local Government in the Elected Representative Metro category.
 - 2024 Ramadan Nights Lakemba had record-breaking attendances of 1.57 million people, surpassing 2023 by nearly 200,000 people. The event won The RH Dougherty Events and Communications Award for 'Innovation in special events', at the Local Government Week NSW 2023 Awards.
 - The Flux+Flow exhibition was visited by the Art Gallery of NSW Public Program Team and based on the visit, the feature artist, Kristina Mah, was invited to present three performance art sessions at the Art Gallery of NSW.
 - Project architects for the Hurlstone Memorial Reserve Community Centre won the Small Project Architecture Award in the 2024 NSW Architecture Awards for the building's design. The judges commented that the Centre 'is a joyous and unexpected discovery at the end of a suburban street' and that the project demonstrates 'what can be achieved by imaginative architects, and a brave client determined to create a project of public and community value.'
 - Punchbowl Children's Centre received an 'Exceeding National Quality Standards' rating under the National Quality Framework.
 - With a median determination time of 59 days, CBCity will retain its position as one of the most efficient Group Three Councils in terms of development application processing.

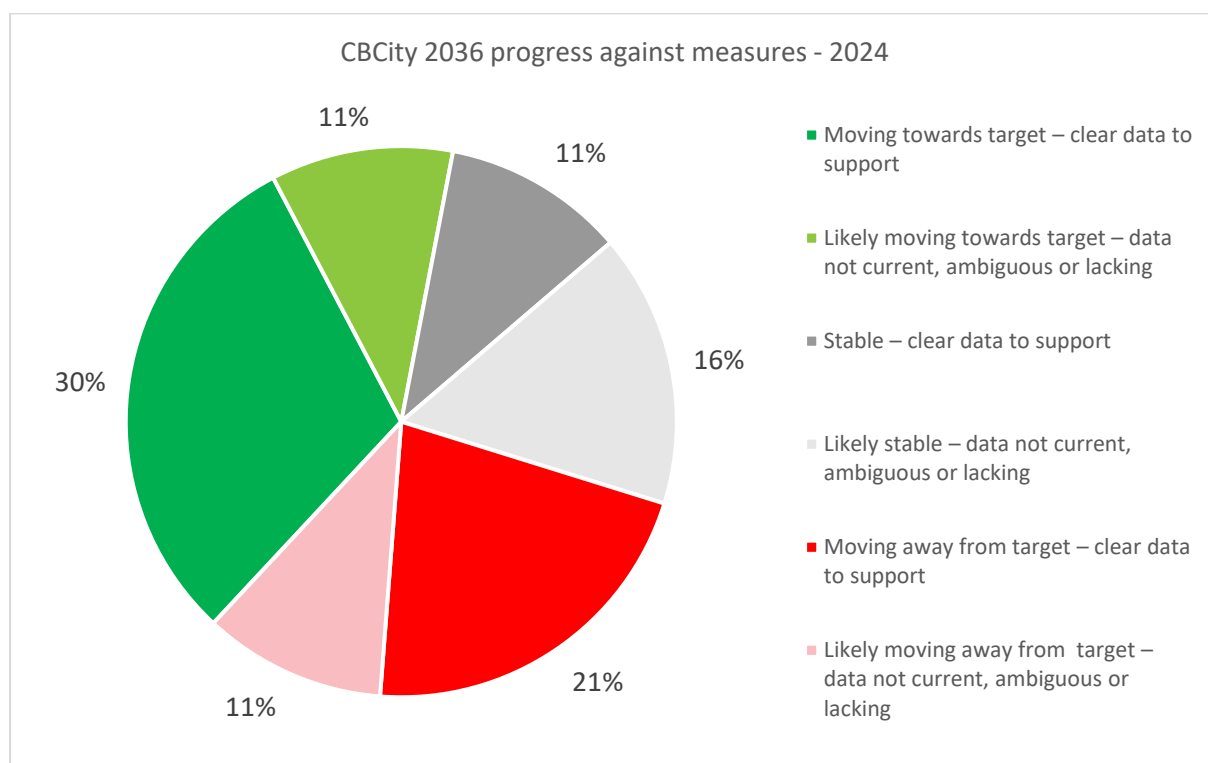
State of Our City Progress

The State of Our City outlines progress against CBCity 2036, which is a document that not only Council, but a range of other government and non-government organisations and groups, hold responsibility for implementing. It is a document that addresses the desires for the whole City, not just the parts under the care and control of Council.

As an aspirational document, many of the targets in CBCity 2036 would be considered 'stretch' in that they are beyond what is considered easily achievable, and typically more challenging than a standard target. While stretch targets are not impossible, they are meant to motivate and inspire to achieve exceptional results.

Results in 2024 indicate mixed progress to achieving the community aspirations for 2036. The COVID-19 pandemic has no doubt impacted many areas. The graph below indicates that 41% of the 56 indicators in CBCity 2036 are moving towards (or likely to be moving towards) their goals, 27% are stable (or likely to be stable), and 33% moving away (or likely to be moving away) from their anticipated goal.

It is clear that some of the indicators will need review as some agencies have changed their public reporting methodologies, but on the whole, Council continues to work well with partners to realise the ambitions of our community for their City.



Governance and Administration Matters - 26 November 2024

ITEM 8.5 **Cash and Investment Report as at 31 October 2024**

AUTHOR **Corporate**

SUMMARY

- 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.
- This report is to certify that Council's investments are made in accordance with the Local Government Act 1993, the Regulation and Council's Investment Policy.
- It is recommended that Council note the matter.

RECOMMENDATION

That -

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

ATTACHMENTS

[Click here for attachment](#)

1. Arlo Advisory Monthly Investment Review October 2024

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- The adoption of the recommendations will ensure that Council meets the legislative requirements regarding Council's investment portfolio as at 31 October 2024.
- The adoption of the recommendations will assist Council meet its Operational and Delivery Plan goals of being Leading and Engaged including the delivery of action 7.3.4 of the Operational Plan.

STRATEGIC IMPACT

- Councils total Investment and Cash position was \$577 million as at 31 October 2024, with investments earning interest of \$2.4 million for the month which is favourable compared to the budget.
- For the month of October, the total portfolio (excluding cash) provided a solid return of +0.42% percent (actual), outperforming the benchmark AusBond Bank Bill Index return of +0.37 percent (actual).
- On an annualised basis, the total portfolio (excluding cash) provided a return of +5.00 percent per annum, outperforming the AusBond Bank Bill Index return of +4.50 percent per annum.
- Overall, Council:
 - Maintains a well-constructed investment portfolio and continues to maximise returns in the current challenging economic environment;
 - Is well diversified across the various horizons; and
 - Has sufficient cash available at all times (typically at least ~5-10% is held in overnight cash accounts) for ongoing liquidity/operational requirements.

DETAILED INFORMATION

Purpose

- The purpose of this report is to advise Council of funds invested in accordance with Section 625 of the Local Government Act 1993. Additionally, the report provides details and certification as required by Section 212(1) of the Local Government (General) Regulation 2021.

Background

- Council invests funds which are not required in the short term for any other purpose. These investments are governed by strict legislative requirements and Council's Investment Policy.
- The Responsible Accounting Officer must report to Council monthly details of the funds invested and certify that they have been made in accordance with the legislation and Council policy.

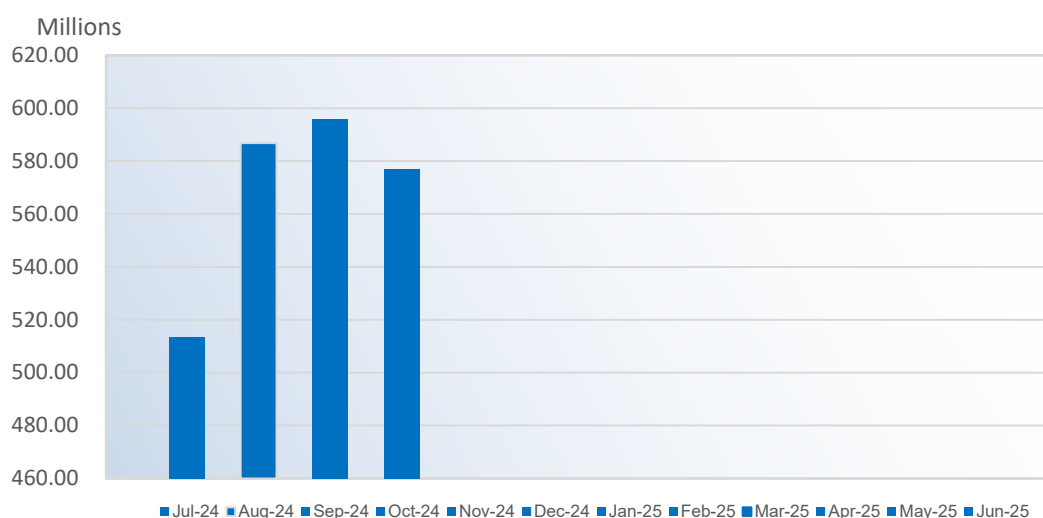
Discussion

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

Cash and Investments	\$
Cash at Bank	1,920,223
Deposits at Call	10,202,922
Term Deposits	445,017,588
Floating Rate Notes	81,629,013
Bonds	38,216,874
Total cash and investments	576,986,620

- 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).
- Council Officers closely monitor ongoing cash flow to ensure adequate funding for day-to-day operations and to maintain adequate levels of working capital.
- The following graph outlines Council's closing cash and investment balances from July 2024 to October 2024:

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	2.1	100
Working capital funds (0-3 months)	7.45	100
Short term (3-12 months)	38.46	100
Short – medium (1-2 years)	30.05	70
Medium (2-5 years)	21.94	50
Long term (5-10 years)	-	5
Total cash and investments	100%	

Portfolio allocation	
	Actual % of portfolio
Cash at bank	0.33%
Deposits at call	1.77%
Term deposits	77.13%
Floating Rate Notes	14.15%
Bonds	6.62%
Total cash and investments	100%

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

Interest income	October 2024 \$	Year-to-date October 2024 \$
Budget	1,881,250	7,525,000
Actual interest	2,428,109	8,912,438
Variance	546,859	1,387,438
Variance (%)	29.07%	18.44%

Certification by Responsible Accounting Officer

- In accordance with Section 212(1)(b) of the Local Government (General) Regulation 2021, Council's Responsible Accounting Officer certifies that all investments have been made in accordance with the Act, the Regulations, and Council's Investment Policy.

Governance and Administration Matters - 26 November 2024

ITEM 8.6 Calendar of City Events and Activations 2025

AUTHOR City Future

SUMMARY

- The purpose of this report is to present to Council and seek endorsement of the proposed calendar of City Events and Activations for the calendar year 2025.
- The purpose is to allow for Council to plan ahead for the events and ensure we continue delivering attractions and experiences for residents and promote the city's profile regionally, state-wide, and nationally.
- In addition, CBCity Events Partnerships Grant opens every year to support events for the following financial year. This initiative has a budget of \$40,000 and it is proposed to offer matching funding for third-party events which have the potential to grow into large events.

RECOMMENDATION

That Council endorse the proposed calendar of City Events and Activations 2025 as outlined in this report.

ATTACHMENTS

Nil

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- Council's Operational Plan states that the purpose of Events and Activations is to deliver a unique, fun and engaging calendar of community events and festivals. The annual calendar of Major Events include:
 - Christmas carols and tree lighting
 - Ramadan Nights Lakemba
 - Lunar New Year
 - Australia Day
 - Carols in the Park
 - Bankstown Bites
 - Summer series and outdoor movies
- Major events are highlighted as deliverables in supporting strategies and plans including the Economic Development Strategy 2036 and the Night-Time Economy Action Plan 2021 – 2026.
- The provision of the events program is consistent with the Canterbury Bankstown Community Strategic Plan, CBCity2028, which sets out the community's aspiration for events that celebrate and promote our local identity.
- The City Events and Activations calendar of events attracts over 1.65 million people into the City annually.
- In addition, Council delivers a range of Community and Civic Events which support the outcomes set out in the Operational Plan.

STRATEGIC IMPACT

- The proposed Events and Activations program is within the budget adopted by Council in the 2023/24 Operational Plan. Funding for the six months from 1 July to 31 December 2025 will form part of the 2025/26 Operational Plan.
- The Events Partnership Program provides match-funding of between \$10,000 and \$25,000 to events that activate and promote the City and help to create memorable, engaging and innovative experiences for both the local community and visitors to our City. This has been budgeted for in the 2023/24 Operational Plan.

DETAILED INFORMATION

Purpose

- To provide Council with the proposed City Events and Activation schedule for the period 1 January to December 2025. This allows Council to plan ahead for all events.

Background

- Council manages and delivers a range of events including:
 - **Major Events:** A large-scale event that attracts significant attendance from the local community and beyond. It is often designed to enhance the area's profile and stimulate the local economy. These events typically have wide-reaching appeal, substantial marketing efforts, and require considerable resources and planning.
 - **Community Events:** A locally focused event that fosters community engagement, cultural celebration, and social connection. These events are generally smaller in scale and aim to bring local residents together.
 - **Civic Events:** A formal or ceremonial occasion organised by the Council to commemorate significant milestones, public service, or recognition. Civic events often involve official protocols, elected representatives, and community participation.
- In addition to Major Events, the City Events and Activations Team support and provide expertise across the organisation to other teams of Council to manage and run official ceremonies, including the opening of new facilities, as well as varying levels of engagement and support to external organisations who run their own third-party events in our city.
- Council has committed to providing the community and visitors with the opportunity to experience and participate in a diverse range of vibrant and stimulating events and cultural activities through its Local Strategic Planning Statement, Delivery Program and Operational Plan. Residents and visitors value the social and cultural elements of events including experiencing a variety of food and bringing people of different cultures together.

Discussion

- Following is the proposed Major Events and Activations scheduled to be delivered in the 2025 calendar year.

Event Name	Description	Proposal dates for 2025	Budget *
Bankstown Lunar New Year (Major Festival)	To celebrate the beginning of Lunar New Year celebrations, this large-scale event will be held in Griffith Park with various stalls, lion dancing, live entertainment and activities for all to enjoy.	Saturday 18 January 4pm – 9pm.	\$85,000
Australia Day Pool Parties (Major Event)	To celebrate Australia Day, there will be four pool parties with BBQs and interactive activities across the three leisure and aquatic centres and Greenacre Splash: <ul style="list-style-type: none"> - Birrong - Revesby - Roselands - Greenacre Splash Park 	Friday 26 January, 10am – 4pm.	\$98,000
Campsie Lantern Festival (Major Festival)	In conjunction with ending the Lunar New Year celebrations, this event will consist of food stalls, theming decor, lion dance, acoustic local performers, and entertainment and firecrackers to celebrate a Lantern Festival in Campsie	Saturday 8 February, 5pm – 9pm.	\$71,250
Ramadan Nights Lakemba (Signature Event)	<i>This is subject to separate reports to Council.</i> During the Islamic holiday of Ramadan, Muslims fast from dawn to dusk. But once the sun sets, Iftar begins – where family and friends (local and visiting) gather to break their fast. This event has grown into the City of Canterbury Bankstown's largest drawcard, attracting over 1.56 million visitors in 2024.	27 February - 30 March . (Thursdays to Sunday only) The proposed plans for the 2025 Ramadan event is subject to a separate Report to Council.	<i>This is subject to separate reports to Council.</i>
Pets Day Out (Activation)	Encourage responsible pet ownership, create greater awareness of pets and celebrate the bond people have with pets.	May and November dates TBC.	\$100,000
Bankstown Bites (Major Festival)	Since 2005, Bankstown Bites has been one of CBCity's major food events open for all residents in the LGA and beyond. Held on the Olympic Parade the event features: <ul style="list-style-type: none"> - Celebrity chef cooking - A large variety of 30 food stalls. - Food tours prior and during event - Entertainment and kids' activities. The event attracts food lovers, people from other LGA's, and local community to enjoy	Saturday 26 July, 10am – 4pm. (possible night activation on Friday 25 July)	\$100,500
Movies under the Stars (Activations)	Throughout the spring and held over 5 Saturdays, Movies Under the Stars will provide a range of free fun activities for families and kids to enjoy and end the evening with screening family friendly movies for all to enjoy.	Five Saturdays across various parks, open spaces and town centres in CBCity	\$61,000

Event Name	Description	Proposal dates for 2025	Budget *
		October/ November.	
Christmas Tree Lighting and Activations (Activations)	<ul style="list-style-type: none"> Christmas Lighting of the Tree and Christmas Village Markets at Bankstown Christmas Village Markets at Campsie Installations of five smaller trees at <ul style="list-style-type: none"> - Chester Hill - Earlwood - Greenacre - Revesby - Belmore Christmas Lights Competition in December where residents in the LGA have the opportunity to showcase their dazzling lights for a chance to win prizes. 	December dates TBC Christmas Tree Lighting will be held as part of the Christmas Village Markets for the community to enjoy	\$184,750
Carols in the Park (Wiley) (Major Event)	A Carols event with live entertainment, food, a visit from Santa, and fireworks.	December date TBC	\$67,500

Other Events

- In addition to the Major Events listed above Council also undertakes and delivers a range of smaller 'Community Events'. Examples for 2025 include:
 - Domestic Violence summit
 - Interfaith forum
 - Youth and Childrens event
- Council also hosts a range of 'Civic Events'. In 2025 these will include:
 - Citizenship ceremonies
 - Remembrance Day services
 - Official openings of facilities/capital projects
 - Celebrations and recognition of events or people
 - Mayors Sleepout
 - Council Iftar Dinner
 - Council Christmas recognition for community leaders

Events Partnerships Program

- In addition to the above, CBCity offers the Events Partnerships Program Grants in April/May of each year to support the local community events for the following financial year. This initiative has a budget of \$40,000 and it is proposed to offer matching funding for third-party events which have the potential to grow into large events.

- These events need to be free (or low cost) and accessible, be community driven one day or multi-day events, have broad public appeal, and feature various forms of entertainment, screenings, performances and stalls. Events should be located indoors or outdoors in town or village centres, or large public open spaces in the Canterbury Bankstown local government area.
- The Events Partnerships Program provides match-funding, up to \$25,000 for festivals, fairs and activations that promote the City and help to create memorable, engaging, and innovative experiences for both the local community and visitors. Funding will only be available to those events that already attract 3,000+ attendees or (for new events) can attract a minimum of 3,000 attendees in year 1 and which then have the potential to grow and scale up into major initiatives.
- In addition to the funding, this Program allows Council to 'partner' with the organisation delivering the event and provide expert advice, supplier and contractor contacts, and marketing and promotional support. This additional support is negotiated with successful applicants and tailored to help ensure the success of the event. Council staff will not play an active role in the operations, administration or management of the event.
- Applicants must also:
 - Be either a legal entity with an ABN (not an individual or sole trader), NFP organisation, or community group registered in the Canterbury-Bankstown Local Government Area.
 - Hold public liability insurances to a minimum cover of \$20M.
 - Match Council's funding, up to 100% of the grant amount in a combination of funds or in-kind.
 - Demonstrate they can run, manage and administer the event to an agreed quality and budget
 - Have acquitted all grants previously funded under the Council Grants Program.
 - Include the formation of a working group or committee to oversee and manage the event.
 - Provide paid invoices for all costs incurred post event to Council.

Ongoing review of events and activations

- An essential element of the events and activations delivery process is to continually evaluate and innovate so that the optimum number and type of events are run across the LGA and continue to appeal to our residents and visitors.
- Individual assessments after each event, and of the program further ensures we remain current, offer value for money, and create the evidence base to build on what has been successful, including the attraction of further funding through sponsorships and grants.
- A broad review of our Major Events will be undertaken as part of the preparation of the 2025/26 Operational Plan with the outcomes reflected clearly in the Operational Plan which Council will consider.

Summary

- Based on the above, the following list is the proposed City Events and Activations schedule for the period 1 January to 31 December 2025.
 - Bankstown Lunar New Year - Saturday 18 January
 - Australia Day Pool Parties - Sunday 26 January
 - Campsie Lantern Festival - Saturday 8 February
 - Ramadan Nights Lakemba – 27 February – 30 March (Thursdays to Sundays only).
 - Events Partnerships Program Grant launch – April / May
 - Pets Day Out – May and November (dates TBC)
 - Movies Under the Stars – 5 Saturdays in October/November
 - Bankstown Bites - Saturday 26 July
 - Christmas Tree Lighting and Activations – December (date TBC)
 - Carols in the Park (Wiley) – December (date TBC)
 - Various Capital Project Openings held during the calendar year.
 - Community and Civic Events as required.

9 SERVICE AND OPERATIONAL MATTERS

The following items are submitted for consideration -

- | | | |
|-----|---|-----|
| 9.1 | Update on Western Sydney Infrastructure Grants Program (WSIG) | 161 |
| 9.2 | Lakemba Nights Update | 167 |

Service and Operational Matters - 26 November 2024

ITEM 9.1 **Update on Western Sydney Infrastructure Grants Program (WSIG)**

AUTHOR **City Future**

SUMMARY

- This report provides an update on the status of Council's projects under the Western Sydney Infrastructure Grants Program (WSIG).
- Since the last update at the May 2024 Council Meeting, all WSIG projects have further progressed in terms of their planning, design and community engagement, commensurate with their nature, value and complexity. Two projects in particular have made noteworthy progress.
- Project budgets will continue to be monitored, and any necessary budget updates will continue to be managed through Council's Annual Budget and Quarterly Review process.

RECOMMENDATION

That the WSIG Project Update be received and noted.

ATTACHMENTS [Click here for attachment](#)

1. WSIG Project Update Number 3

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- Council's Operational Plan 2024/25 identifies the progression of the eight WSIG funded projects as key infrastructure projects for the City, supporting the delivery of a range of Council services for the community.
- The transformational nature of these projects delivers on the aspirations of the Community Strategic Plan, CBCity 2036, and across the portfolio of projects, contribute to the goals set out in the Plan's seven destinations.
- In recognition of the importance of these projects, Council will be engaging with the community at the suitable stages of each project.
- Council's WSIG projects have been identified based on their alignment with Council's strategic position and existing adopted Strategic Plans and Masterplans. These include the Active Transport Action Plan, Campsie Masterplan, Community Infrastructure Strategic Plan, Leisure and Aquatics Strategic Plan, and the Net Zero Emissions Roadmap.

STRATEGIC IMPACT

- The WSIG program provides Council with an opportunity to deliver transformational projects that have previously been identified through a strategic planning process, however, did not have the ability to fund in their entirety. This has enabled Council to leverage funding co-contributions for priority projects within Council's Local Infrastructure Contributions Plan, thereby providing the matching funds to bring these projects to fruition.
- As projects move through the planning, design and community engagement stages, it may become necessary to revise the total project funding, due to a number of factors such as design modifications or cost escalation. Any necessary budget updates will continue to be managed through Council's Annual Budget and Quarterly Review process.

DETAILED INFORMATION

Purpose

- To provide an update on Council's projects under the WSIG program.

Background

- Since the last WSIG Update at the May 2024 Council Meeting, Council has progressed the planning and design stages for its WSIG funded projects.
- This work also addresses the outcomes of the 28 May 2024 Council Meeting where it was resolved to proceed with concept planning for the new Campsie Hub and incorporate the entire Council owned land within the Campsie Civic Precinct. This approach allows for broader function of the site and will deliver a state of the art facility.
- Significant project highlights in this report include:
 - Lodgement of the Development Application for the Roberts Park Community Hub; and
 - Construction of Milestone 1 projects within the Local Traffic Program, including 12 new footpaths and five new traffic management devices across the City.

Discussion

- The WSIG Project Update (Attachment 1) provides a detailed update on the status of Council's engagement with the program, project priorities, budgets and the next steps to be undertaken.
- It should be noted that the Campsie Hub and Panania Library and Knowledge Centre projects includes the consolidation of existing assets. This is consistent with the recommendations in Council's Community Infrastructure Strategic Plan. The future of these assets, and any implications for the supporting services, has been considered as part of the overall design. Where appropriate, initial engagement has been undertaken with service providers, with further engagement to continue as each project progresses.
- With the inclusion of the library service into the Campsie Hub, the future of the current Campsie Library site will be subject to a separate report to Council.
- As noted in Attachment 1 (WSIG Project Update), it is anticipated that a number of projects will be undertaking community engagement, later this year and into 2025. Through this process, the community will have an opportunity to provide their feedback on the approved concept design for each project and proposed future uses of the site.
- The summary table below provides an overview for the purposes of this report:

Project Status - Local Government Allocation
Revitalising Campsie Civic Precinct (known as Campsie Hub) <ul style="list-style-type: none"> • Stage: Concept design • Current Status: Concept design in progress incorporating revised scope following Council resolution • Next Steps: Undertake geotechnical investigations, finalise concept design for community engagement, undertake community engagement on approved concept design
Panania Library and Knowledge Centre <ul style="list-style-type: none"> • Stage: Concept design • Current Status: Principal design consultant engaged, concept design in progress • Next Steps: Finalise concept design for community engagement, update to Councillors on concept design, undertake community engagement on approved concept design
Wran District Park (known as Goondah Reserve Embellishment) <ul style="list-style-type: none"> • Stage: Community engagement • Current Status: Early works completed, concept design finalised for community engagement, community engagement in progress • Next Steps: Complete community engagement, review community feedback on concept design, update concept design following community feedback
Roberts Park Community Hub <ul style="list-style-type: none"> • Stage: Development Application (DA) assessment • Current Status: DA lodged, project presented to South Sydney Planning Panel • Next Steps: DA determination, finalise detailed design
Belmore and Lakemba Town Centre Renewal <ul style="list-style-type: none"> • Stage: Design procurement • Current Status: Tender advertised for principal design consultant • Next Steps: Appoint principal design consultant, commence concept design, update to Councillors on concept design, undertake community engagement on approved concept design
Local Traffic Program <ul style="list-style-type: none"> • Stage: Completion of Milestone 1; planning and design of Milestone 2 • Current Status: Completed construction of Milestone 1 projects, design of Milestone 2 projects in progress • Next Steps: Acquit Milestone 1, finalise design for Milestone 2 projects and advertise tender
Project Status – Competitive Round
Creating a Walking City <ul style="list-style-type: none"> • Stage: Design and procurement of Milestone 1 • Current Status: Confirmed list of Milestone 1 projects included in 2024/25 Capital Works Program, Milestone 1 projects with completed designs progressed to tender, remaining Milestone 1 designs in progress • Next Steps: Finalise designs and advertise tender for remaining Milestone 1 projects

Electrifying the City

- **Stage:** Project planning
- **Current Status:** Site investigations in progress for solar farm and EV charger locations, energy consultant engaged
- **Next Steps:** Continue site investigations

Next Steps

- Regular quarterly reporting of the WSIG status will be provided to Council.
- Individual projects will be reported to Council as the need arises.
- Budgets will be adjusted where required as part of the quarterly review process.

Service and Operational Matters - 26 November 2024

ITEM 9.2 Lakemba Nights Update

AUTHOR City Future

SUMMARY

- The purpose of this report is to provide Council with a further update on the items endorsed at the August and October Council Meetings, and to seek further recommendations to continue to progress planning of Lakemba Nights.
- There are five key issues for Council endorsement at this stage in the ongoing planning:
 - Confirmation of stallholder fees as part of the fees and charges.
 - Review of the event layout.
 - Renaming and branding of the event.
 - Investment in Meridian Barriers for enhanced sustainability and efficiency.
 - Future of NSW Government funding.

RECOMMENDATION That -

1. Council endorse the recommended stallholder fee of \$600 per night in 2025 to be incorporated into Council's Fees and Charges.
2. The event footprint be extended to include an area south of Gillies as per Attachment 4 with conditions as set out in this report. In addition, Railway Parade be open to traffic subject to an independent risk assessment.
3. Council maintain 'Ramadan' in the event name being; 'Lakemba Nights during Ramadan'.
4. In accordance with Section 55(3)(i) of the *Local Government Act 1993*, Council acknowledge and agree to acquire the appropriate meridian barriers from the Meridian Defence Group, based on the extenuating circumstances as outlined in the report.
5. Council write to The Hon. John Graham, MLC, Minister for the Arts, Minister for Music and the Night-time Economy, and Minister for Jobs and Tourism, seeking an urgent meeting regarding State Government funding for the event.

ATTACHMENTS [Click here for attachments](#)

1. Lakemba Nights 2025 Stallholder Terms and Conditions and Application Information
2. Minutes of the Ordinary Meeting held on 27 August 2024
3. Minutes of the Ordinary Meeting held on 22 October 2024
4. Ramadan Nights Lakemba - 2025 Event Changes

5. Event Site Plan as at 14.11.2024
6. Special Event HVM Options Assessment

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- This event is outlined as a major deliverable in the 2024/25 Operational Plan. It is Council's Signature Event, and has significant economic, social and cultural community benefits for the LGA.
- The event is featured in the Calendar of City Events and Activations 2025 (Calendar) which demonstrates the positive contribution major events make towards the realisation of Council's Community Strategic Plan, CBCity 2036. The Calendar has been submitted for endorsement at this November Council Meeting 2025.
- The event is also detailed in supporting strategies and plans including the Economic Development Strategy 2036 and The Nighttime Economy Action Plan 2021 to 2026.

STRATEGIC IMPACT

- The ongoing recommendations to Council and updates provided in this report have been proposed to seek continual improvement of operational practices to help manage escalating costs and increase the event's sustainability.
- A stallholder fee increase has been proposed to help offset some of the increased costs, in particular to provide essential infrastructure such as street marquees and power generators.
- Council has received support from the State Government (\$500,000 from Transport for NSW) to support the purchase of key event infrastructure to increase sustainability and efficiencies for this event. This equipment will also be used for other major events stated in the Calendar, affecting further cost savings, efficiencies and sustainability.
- Changes to the event will require the strengthening and further development of important underpinning documents such as Stallholder Terms and Conditions and Stallholder Application Information to enhance stallholder management at this event:
ATTACHMENT 1.

DETAILED INFORMATION

Purpose

- To provide Council with a further update on the issues discussed and endorsed in the August and October 2024 Reports, and to seek further recommendations to continue to progress the planning of Lakemba Nights.

Background

- There have been several Council Reports and Mayoral Minutes, the most recent being August 2024 (**ATTACHMENT 2**) and October 2024 (**ATTACHMENT 3**).

Discussion

- At the August 27 Council Meeting, Council considered items for resolution and further investigation. The table below provides updates on these items relevant to the November Report at this point in time.

Item	Update
1. A further report be presented to the new Council once Government funding is confirmed, addressing matters set out in the report.	<ul style="list-style-type: none">▪ Council has been advised by Destination NSW (DNSW) that their budgets are fully committed and that funding for Lakemba Nights 2025 is not possible without them receiving additional resources.▪ DNSW note that they have requested further funding from Minister John Graham and should this be forthcoming, they will consider Council's request alongside multiple requests they have received for funding other events and initiatives.▪ As reported in October, Council has received \$500,000 funding support from Transport for NSW (TfNSW) to purchase key infrastructure to increase sustainability and efficiencies for Council's events. These assets will not have a material impact on the operational costs of Lakemba Nights.▪ This TfNSW funding will be used in part of procure Meridian barriers as outlined in this report.

- At the 22 October 2024 Council Meeting, Council considered several items for resolution and further investigation - **ATTACHMENT 3**. The table below provides updates on these items relevant to the November Report at this point in time.

1.

Item	Update
1. Council exhibit adjusted stallholder fees of \$600 per night in 2025 to be paid directly to Council and that there be no other stalls. 2.	<ul style="list-style-type: none"> Council exhibited the proposed Fees and Charges as required under the Local Government Act. See below for further information on the outcomes of the consultation and proposed recommendation
2. Council endorse the renaming and rebranding of the event to 'Lakemba Nights'.	<ul style="list-style-type: none"> Council has received significant community feedback regarding removal of the word 'Ramadan' in the event name. See below for further information and proposed recommendation
3. Council run the event between Thursday to Sunday only	<ul style="list-style-type: none"> Council is revising the specifications of our tenders for this event reducing the number of days including traffic management, security and infrastructure. To allow time for Council to test the new event layout in the middle of the road it is proposed that the event will commence on Thursday 27 February. This will allow two days to address any event logistics before it is understood that Ramadan will officially commence.
4. Council investigates extending the map of the event stallholder layout to include shops 154-176 Haldon Street Lakemba. 3.	<ul style="list-style-type: none"> Council has consulted with the NSW Police and our independent expert advisors on traffic safety and risk management. See below for further information and proposed recommendation.

Information for Consideration

Exhibition of Stallholder Fees

Council conducted a Community Engagement project entitled The Ramadan Nights Lakemba – 2025 Event Changes, which satisfied the Local Government Act requirement to publicly exhibit and gain community feedback on stallholder fee increases. The project was conducted from Wednesday 23 October to Thursday 21 November 2024.

- Engagement and methodology and promotion included:
 - A Have Your Say (HYS) page (<https://haveyoursay.cbcity.nsw.gov.au/ramadan-nights-lakemba-2025-event-changes>) with a survey to gather community feedback on the changes.

- A community pop-up feedback session at the Lakemba Senior Citizens Centre.
 - Flyer distribution:
 - o 740 to Council’s Customer Service Centres and libraries local to Lakemba,
 - o 6000 to properties in Lakemba, focusing on Haldon Street and surrounds, and
 - Targeted social media on Council’s Instagram and Facebook accounts.
 - Direct emails to residents, businesses and vendors directly involved in stakeholder consultations for the event in October 2023 as well as all stallholders and vendors who submitted stallholder Expression of Interest applications in 2024.
- Council received 178 community responses to the question of increasing stallholder fees to \$600 per night in 2025 and to be paid directly to Council. Respondents were given three response options (to support, partially support or not support the fee increase), as well as an open field to provide an opportunity for further feedback.
- 50% of respondents either supported or partially supported the increase in fees and charges. 50% did not support.
 - It was noted that a variety of off-topic responses were received in the open field associated with support (or not) of increased fees and charges. These included opposition to the proposed name change or the event in general, concerns about noise, smells and other disruptions, and parking. It would appear that a number of respondents were expressing their discontent with various elements of the event itself, rather than specifically the fees and charges.
- The following table provides detail on the three response options and indicative sentiments from community responses.

Responses	Reasons for response included
28.65% of respondents supported this proposal.	<ul style="list-style-type: none"> • Council can use fees to improve / enhance the event and cover costs. • Paying directly to Council.
21.35% of respondents partially supported this proposal.	<ul style="list-style-type: none"> • The increase of fees is too high given the cost-of-living crisis or business financial challenges. • Suggest reviewing the fee schedule based on visibility and days of the week.
50% of respondents did not support this proposal.	<ul style="list-style-type: none"> • The adjustment of fees is too high given cost-of-living crisis and increased fees may translate to increased costs for consumers.

- The results have been compiled in a Community Engagement Report entitled *Ramadan Nights Lakemba – 2025 Event Changes*. (**ATTACHMENT 4**)

Event layout

- Council has consulted with the NSW Police and our independent expert advisors on traffic safety and risk management to determine if it was feasible to extend the map of the event stallholder layout to include shops 154-176 Haldon Street Lakemba.
- It is important to note that the relocation of the stalls to the centre of the road is to remove any direct association of event stalls with particular shops and to improve the customer experience for walkability and navigation. However, it is recognised that the location of the event boundary will still have associated impacts and benefits to businesses within the event area.
- Based on this review it has been determined that it is feasible to extend a small section further south as shown in **ATTACHMENT 5**. It was not possible to extend further than that for the following reasons:
 - The proposed location of the additional stalls are in the middle of the road at the intersection of Haldon and Gillies Streets, to the raised median strip south of Gillies Street.
 - There is a necessary gap between the bank of stalls in Haldon Street north of Gillies Street and these stalls to allow adequate emergency vehicle access from Gillies Street to the main section of Haldon Street,
 - The raised traffic median strip in the middle of the road adjacent to the properties at 154-158 Haldon has a tree growing in it and is a necessary road safety feature. This median strip cannot be removed.
 - Locating stalls beyond this median strip would extend into a densely populated residential area of Haldon Street where numerous complaints were received from residents during the event in 2024. The area beyond the median strip is also required for a traffic safety exclusion zone in front of the road closure HVMs.
- This will allow for the inclusion of a further 4 stalls.
- These stall spaces will be allocated to stallholders on the basis of the Stallholder Expression of Interest and does not provide any association with particular businesses in the area.
- These stalls will have the same trading days and hours as all other stalls.
- It is to be noted that, from previous Community Consultations held in 2023, that residents living in the apartment complex on the corner of Haldon and Gillies Streets are greatly impacted by noise, traffic, smell and waste management issues.
- If there is significant negative community feedback about issues arising from this trading group (noise/traffic/rubbish/errant attendee behaviour) then these stalls will be shut down for the duration of the event.
- During the period of consultation, Council also received specific feedback through written submissions and in-person meetings with business representatives from the northern end of the event footprint. Their request to Council was that Railway Parade remain open to traffic for the duration of the event.

- Subject to professional advice to be provided to Council through an independent risk assessment, it is proposed to open Railway Parade, with ongoing monitoring and safeguards in place to close the road should safety become a concern.

Event Name

- Council has received community feedback regarding removal of the word ‘Ramadan’ in the event name via the Community Engagement project to gain feedback on the stallholder fee increase. This feedback can be seen in the report *Ramadan Nights Lakemba 2025 Event Changes*. **ATTACHMENT 4**.
- Council has also noted a general misinformed backlash in the community reflected in online media coverage.
- The event is recognised as the most significant in the country when it comes to showcasing community harmony and mutual respect amongst people of other faiths and ethnic backgrounds. There is no intention to reduce the significance of this event and its association with Ramadan.
- As noted in the October Council Report, the name change was proposed to
 - Uncouple what is seen as the ‘commercial’ nature of the event from its ‘religious’ significance.
 - Still maintain the link with Ramadan when the event is held
 - And was proposed in response to meaningful engagement with local religious leaders
- Noting the community feedback, it is proposed that a further amendment to the name and branding occur to ensure the theme of Ramadan is not lost from the event.
- To further emphasize the importance of the connection of the event to Ramadan, it is proposed that up to two of the stalls be allocated to community organisations (subject to Interest). There will be an Expression of Interest process undertaken as part of the broader request for interest in stalls and the same fees will be charged.

Purchase of Meridian Barriers

- Council has been successful in receiving funding from the NSW Government to run events (including this one), and provides for the purchase appropriate infrastructure/equipment to ensure these objectives.
- Council engaged an independent expert to prepare a Special Event HVM Options Assessment (**ATTACHMENT 6**) for the Permit Plug Play project funding application. The report recommended that Council invest in the purchase of portable hostile vehicle mitigation barriers with specific reference to the Meridian Archer 1200 Barrier – hostile vehicle mitigation (HVM) devices which would most effectively ensure pedestrian safety and facilitate more efficient road closures.
- That said - Meridian Defence Group is a single source supplier for this infrastructure/equipment – with a likely purchase price of around \$250K - \$350K.

- Having regard to the requirements of Section 55 of the *Local Government Act 1993* (the Act), Council is required to carry out a tender for the purchase of goods and services for goods and services greater than \$250K – unless extenuating circumstances exist.
- Particularly - Section 55(3)(i) of the Act provides councils the option to exempt itself from tendering for a good or service where:

...because of extenuating circumstances, remoteness of locality or the unavailability of competitive or reliable tenderers, a council decides by resolution (which states the reasons for the decision) that a satisfactory result would not be achieved by inviting tenders,

- On that basis – Council has carefully considered the matter and notes the following with regards to the matter:
 - an independent assessment has determined that the particular HVM supplied by Meridian Archer 1200 Barrier is the effective solution for Council's requirements – with no direct comparable products in Australia;
 - Utilising this product instead of the current concrete barriers will dramatically improve the cost effectiveness and operational efficiencies in running the event.
 - The purchase of appropriate HVM's is a prerequisite/condition of the NSW Government grant; and
 - Having taken into consideration all relevant factors – include the management of risk and the expected efficiency in managing the movement of the infrastructure/equipment – the purchase of the HVM's represents value-for-money.
- Having regard to the above – and particularly due to the unavailability of competitive or reliable tenderers – that a satisfactory result would not be achieved by inviting tenders on this occasion.
- On that basis - it is recommended that Council acknowledge the existence of extenuating circumstances under Section 55(3)(i) of the *Local Government Act 1993*, and allow Council to proceed to purchase the required HVM's from Meridian Defence Group – as outlined above.

Recommended Actions

Based on the updated information above, the following further recommendations are proposed for Council endorsement.

Recommendation	Benefits	Potential Risks
Recommendation 1: Council endorse the recommended stallholder fee of \$600 per night in	<ul style="list-style-type: none"> ▪ Council will have additional funding support for the event 	<ul style="list-style-type: none"> ▪ Negative perceptions about Council making

Recommendation	Benefits	Potential Risks
2025 to be incorporated into Council's Fees and Charges	<p>with the addition of 27 and 28 February to stallholder fees.</p> <ul style="list-style-type: none"> Refer to the community response from Engagement report for further detail 	<p>money from the community for this event.</p> <ul style="list-style-type: none"> Animosity towards Council by businesses and property owners who stand to lose money by not being able to 'on-sell' their space.
<p>Recommendation 2</p> <p>The event footprint be extended to include an area south of Gillies as per Attachment 4 with conditions as set out in this report. In addition, Railway Parade be open to traffic subject to an independent risk assessment.</p>	<ul style="list-style-type: none"> No significant public safety risks were identified by NSW Police or independent consultants for traffic and risk The location of additional stalls provides greater opportunities for participation by more businesses and more diverse food choices for event attendees. The extension of the event footprint to a section of Haldon Street beyond Gillies Street provides a larger event footprint and therefore crowd capacity. The cohort of businesses located at 154-168 Haldon Street have historically been part of the event. The businesses in Railway Parade are supportive of the road being opened 	<ul style="list-style-type: none"> Negative community feedback and impact. The businesses located at 154-176 Haldon Street are located directly opposite the highest density residential area in the event precinct on Haldon Street. Therefore more residents are likely to be negatively impacted by an extension. Negative perception of Residents who have voiced their opposition previously. Alteration to the existing event plan will increase Council event planning and operational costs. Opening Railway Parade may cause some conflict with pedestrian movement introducing further risk
<p>Recommendation 3</p> <p>Council maintain 'Ramadan' in the event name being; 'Lakemba Nights during Ramadan'</p>	<ul style="list-style-type: none"> Returning 'Ramadan' to the event name will acknowledge the event's origin as one 	<ul style="list-style-type: none"> No specific potential risks have been identified

Recommendation	Benefits	Potential Risks
	<ul style="list-style-type: none"> of cultural and spiritual significance ▪ The name of the event will more accurately reflect the event's timing ▪ The Islamic community will feel more acknowledged and included. 	
<p>Recommendation 4 In accordance with Section 55(3)(i) of the <i>Local Government Act 1993</i>, Council acknowledge and agree to acquire the appropriate meridian barriers from the Meridian Defence Group, based on the extenuating circumstances as outlined in the report.</p>	<ul style="list-style-type: none"> ▪ These barriers have a lifetime warranty and will enable costs reductions of traffic control for the 2025 event, and into the future due to infrastructure longevity. ▪ Meridian Barriers are key event infrastructure that can be used across Council's major events as listed in the Calendar of Events and Activations. ▪ the event footprint can be easily changed, are not labour intensive to install, they can be used for other events also, therefore reducing the overall cost to Council when organising street-based events 	<ul style="list-style-type: none"> ▪ A single supplier currently manufactures these products in Australia. ▪ A satisfactory result would not be achieved by inviting tenders.
<p>Recommendation 5 Council write to the Minister for The Hon. John Graham, MLC, Minister for the Arts, Minister for Music and the Night-time Economy, and Minister for Jobs and Tourism, seeking an urgent meeting regarding State Government funding for the event.</p>	<ul style="list-style-type: none"> ▪ Opportunity to voice Council's concerns and need for funding. 	<ul style="list-style-type: none"> ▪ If no funding is received this will provide further cost implications on Council requiring it to identify other possible projects or services to cut

Recommended Steps Going Forward:

Subject to Council's adoption of the above five recommendations, the next steps are to:

- Rename and rebrand the event to 'Lakemba Nights-during Ramadan'.
- Finalise stallholder fees and charges to be included in the Stallholder Expression of Interest Application.
- Finalise costs associated with the revised dates for major tenders to update the Ramadan Nights 2025 proposed budget.
- Purchase Meridian Barriers to enable timely delivery for the event.
- Arrange meeting with the NSW State Government to discuss the need for ongoing funding.
- Further plan for a possible Public Prayer and IFTAR. Discussions are currently underway with the local Sheikh and other community members on how this may operate and may involve an EOI process to establish any community partners.

10 COMMITTEE REPORTS

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

11 NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

The following items are submitted for consideration -

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11.5 Supporting the NSW Nurses and Midwives Association - Councillor Conroy Blood	191
11.6 Bins and Dog off Leash Areas along Goolay'yari - Councillor Conroy Blood	195

Notice of Motions & Questions With Notice - 26 November 2024

ITEM 11.1 **Status of Previous Notices of Motion - November 2024**

AUTHOR **Chief Executive Officer**

ISSUE

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

RECOMMENDATION

That the information be noted.

ATTACHMENTS [Click here for attachment](#)

1. Status of Previous Notices of Motion November 2024

Notice of Motions & Questions With Notice - 26 November 2024

ITEM 11.2 Ticketless Parking Legislation

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

“That Council continues to voice its strong opposition against the NSW Government’s legislation removing ticketless parking fines by:

1. Compiling bodycam footage of aggressive behaviour towards Council’s parking officers and sending it to the NSW Minister for Finance, the Hon. Courtney Houssos MP, for review and assurance that our staff will be protected from such attacks.
2. Council prepares a report outlining the costs to implement the changes under the new legislation which takes into consideration the safety of our parking officers and the costs associated with providing physical tickets on vehicles.
3. Based on the report (point 2), engages with other Councils to form an alliance to call on the NSW Minister to detail her plan to compensate Councils for the costs to implement safety measures AND outline her plans for compensation and rehabilitation of rangers injured in the course of carrying out their duties.
4. Seeking legal advice about the implications of defying the new legislation and relinquishing our role in the enforcement of parking fines to the NSW police, or another NSW Government Department.
5. Write to the Minister for Finance the Hon. Courtney Houssos MP calling on her to:
 - (a) Provide information as to what stakeholders were consulted;
 - (b) Provide information on the impetus for the introduction of the Bill; and
 - (c) Provide a copy of the Minister’s risk assessment of moving away from ticketless fines would have on Council and officers.”

BACKGROUND

The NSW Parliament has passed the Fines Amendment (Parking Fines) Bill 2024 which requires Councils to attach parking fines to vehicles and to provide photos of the offence to revenue for NSW.

While introducing the Bill, Finance Minister the Hon. Courtney Houssos MP told parliament she sought input from a range of stakeholders, and it would be enlightening to know whether any of these stakeholders were family members or friends affected by a ticketless fine.

Where did the initial push come from? It would be interesting to get to the bottom of this puzzle.

Our own Canterbury Bankstown staff have suffered significant abuse and assaults in supporting our community and businesses with the orderly use of our road network, an experience shared across every council in NSW and the Bill ignores the very real safety concerns of the 40,000+ staff across the State of NSW.

These concerns are backed up by bodycam footage of some of our parking officers who have come under attack. The footage shows them being sworn at and chased when confronted by hostile motorists. And it is not just the bodycam footage which records these acts, Council's HR department has countless incident reports which are alarming.

I am advised of one assault so bad the staff member will never work again. I am also advised that just recently in one assault on a female staff member the bodycam of the officer was stolen meaning that bodycams are no deterrent to abuse.

A further point which needs to be raised is that drivers who park illegally in bus zones, disabled parking spots, across pedestrian crossings and places contrary to signage are breaking the law and, in most cases, they know it.

In my own street, trucks in particular are regular law breakers, but they would rather incur fines than pay large amounts of rent to park in a designated truck yard off the street.

This Bill does nothing to address the issue of illegal parking but rather exposes Council's parking officers to abuse and injury.

This is no more than Council bashing by the Minister, and it must end.

FINANCIAL IMPACT

There are no financial implications of the motion as written though I fear the costs of the legislation to our community will push into the millions and the service impacts on our community will be dire.

CHIEF EXECUTIVE OFFICER'S COMMENT

There are no financial implications of the motion as written.

Notice of Motions & Questions With Notice - 26 November 2024

ITEM 11.3 Parking Marking in Belmore

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

“That Council investigate the feasibility of painting line-markings on the road in the Belmore Town Centre to maximise the number of parking spaces available. This report is to also investigate having angled parking in side streets in close proximity to the Belmore Town Centre.”

BACKGROUND

I have been approached by a number of businesses and residents in Belmore, who are greatly concerned about the loss of parking caused by the construction of the Metro Train Line and the increased pressure that the opening of the line will have on parking in Belmore.

I understand that in some circumstances marking linear parking spaces can limit parking numbers and this motion aims to evaluate if doing so in Belmore would be of benefit. Furthermore, it also seeks to see if the road could accommodate angled parking at a net gain in side streets.

FINANCIAL IMPACT

The traffic investigations would be minor in nature and could be carried out as part of ongoing traffic investigations.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact of the motion as written. Traffic Engineers can add this review to their work list for investigations.

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ITEM 11.4 Investigations to Stamp Out Dumping on Henry Lawson Drive

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

“That Council

1. Investigate the installation of visible, solar-powered surveillance cameras as a deterrent to illegal dumping along Henry Lawson Drive, between Milperra and Padstow Heights, with consideration given to areas where dumping has been reported previously, and other known hot spots, and brief Council on the findings.
2. Write to the NSW State Government seeking:
 - a. Strengthening of penalties under the Protection of the Environment Operations Act 1997 (NSW) to address illegal dumping more effectively; and
 - b. Greater assistance in managing illegal dumping along Henry Lawson Drive, given its classification as a NSW State road passing through largely National Park area, to reduce the burden on Council.”

BACKGROUND

Illegal dumping is a problem right across the Sydney Metropolitan area and we are aware that our City is no different in having to always identify and pursue illegal dumpers, and in many cases clean up illegally dumped waste at the expense of our ratepayers.

Henry Lawson Drive (HLD) however is a long stretch of road throughout our City with many sections of remote roadway without passive surveillance and CCTV coverage from the homes of residents. This makes it a hotspot for illegal dumpers.

I am advised that Council’s regulatory staff:

- Have a high frequency of patrols;
- Utilise high visibility practices;
- Collect data to catch offenders and be proactive in the fight against illegal dumping;
- Utilise covert surveillance (with some success); and
- Have had success prosecuting some illegal dumpers and issuing clean up notices to others we have caught.

I am immensely proud of the quality of work that our regulatory services staff do to achieve the above success.

However, we must further support our staff and join the fight against illegal dumping by investigating what more we might be able to do, and what more the NSW Government might be able to do to stamp out illegal dumping.

The aim of investigating the installation of visible, solar-powered surveillance cameras, aims to establish the feasibility of having a greater visible deterrent to illegal dumping along Henry Lawson Drive. This would not be at the expense of covert operations but rather in addition to.

Further, while HLD is a NSW State road, the remote dumping spots off the roadway are parcels of land that fall under both the NSW Government and Council, and so this is a shared fight and so any increased assistance and/or partnership in managing illegal dumping along Henry Lawson Drive can only be a good thing.

Finally, a strengthening of penalties under the Protection of the Environment Operations Act 1997 (NSW) to address illegal dumping more effectively is needed. Nobody likes a fine, however I haven't met a resident that believes illegal dumpers are treated too harshly, in fact it is the opposite. Residents want illegal dumping to stop and for illegal dumpers to pay the price. Enforcing harsher penalties would further act as a deterrent to illegal dumping and encourage compliance with the law.

FINANCIAL IMPACT

The motion as written has no financial implications.

CHIEF EXECUTIVE OFFICER'S COMMENT

The motion as written asks for a review and briefing for Councillors which could be done as part of ongoing presentations and briefings to Councillors on waste and waste issues.

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ITEM 11.5 Supporting the NSW Nurses and Midwives Association

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

“That Council:

1. Acknowledges the importance of nurses and midwives as the backbone of our health system, and the critical role they play in supporting the health and wellbeing of residents in the Canterbury Bankstown Local Government Area;
2. Calls on the Minns Labor Government to back the NSW Nurses and Midwives Association and agree to their current claims, in order to stem the flow of these skilled workers from the profession and interstate;
3. Council writes to The Hon. Chris Minns MP, Premier of NSW, The Hon. Daniel Mookhey MLC, Treasurer of NSW, The Hon. Sophie Cotsis MP, Minister for Industrial Relations, and The Hon. Ryan Park MP, Minister for Health, and send copies to local Member for Bankstown the Hon. Jihad Dib MP, and local Member for East Hills Ms Kylie Wilkinson outlining Council’s resolution; and
4. Requests Cllr Conroy Blood work with Mayor Bilal El-Hayek to draft the Council letter, taking into consideration the below template.”

BACKGROUND

The New South Wales Nurses and Midwives Association is currently negotiating on pay and working conditions with the State Government.

Their demands include a 15 percent pay increase, which is required to approach pay parity with Victoria and Queensland, where many nurses and midwives are relocating, thereby exacerbating severe staffing shortages in NSW that are impacting patient safety.

The NSW Government has refused to make an acceptable offer despite months of industrial action. Concurrently, however, the State Government has granted NSW Police Officers a pay rise of 20.5 percent to 39.4 percent depending on their position. This pay rise is particularly important for the major local hospitals in our community; Canterbury Hospital and Bankstown-Lidcombe Hospital, as both Hospitals are training hospitals. Because of this, there

is a need for experienced nurses to stay within our hospitals to ensure that junior and student nurses are adequately supervised and supported, both for the benefit of our community in the Hospital but to increase retention rate of nurses. This pay rise would also support nurses and midwives to be able to live in the communities that they serve in the Canterbury Bankstown Local Government Area.

Template Letter

Dear, The Hon. Chris Minns MP, Premier of NSW, The Hon. Daniel Mookhey MLC, Treasurer of NSW, The Hon. Sophie Cotsis MP, Minister for Industrial Relations, and The Hon. Ryan Park MP, Minister for Health.

Canterbury-Bankstown Council would like to thank you for advocating for and securing a much-needed upgrade to both Canterbury Hospital and Bankstown Lidcombe Hospital, which will go a long way to serving our community into the future. However, the Council has deep concerns that major industrial reform is necessary to ensure that these facilities can operate to the standard our community expects and deserves, and to ensure our local nurses can get a fair go.

As a result of continuing long-term labour shortages and the recent significant health crisis during COVID-19, nurses and midwives across NSW are experiencing immense burnout. Additionally, the ongoing cost of living crisis has contributed even further to the burnout and the dissatisfaction so many healthcare workers face. As a result, council is concerned that without significant pay rises and better patient to staff ratios, more healthcare workers will be driven out of the profession they love, increasing the shortage even further. This will be to the detriment of our communities health and will be an unacceptable outcome. It is particularly important in our local hospitals, which operate as training hospitals, and where we need to ensure that skilled nurses are retained and employed in sufficient ratios to reduce the high level of dropout among student nurses who are currently not provided the support they need. This will be vital to driving down the nursing shortage, but also ensuring our residents get the quality of care they deserve. Council also believes that healthcare workers have a right to be able to afford to live in the community they work in, and without a pay rise that at least matches inflation, many will be pushed further out into Sydney's suburbs.

Canterbury-Bankstown Council thus believes it is of the utmost necessity, that the NSW Minns Labor Government supports all the demands of the Nurses and Midwives Association, including a 15 percent pay rise, and safe staff to patient ratios.

Yours sincerely,
Xxxxx

CC Member for Bankstown the Hon Jihad Dib MP, and Member for East Hills Ms Kylie Wilkinson.

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.

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ITEM 11.6 Bins and Dog off Leash Areas along Goolay'yari

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

“That Council:

1. Acknowledges the importance of the Cooks River foreshore as a sacred site for First Nations people, and as vital greenspace providing significant amenity;
2. Notes resident concerns with waste management, particularly with the bin at the end of the bridge near Foord Avenue;
3. Council receives a briefing in February 2025 that:
 - a. Outlines current procedures for waste collection and cleaning procedures and considers alternatives that may inhibit the build-up of odours;
 - b. Explores the feasibility of increasing the number of bins between Illawarra Road and Maria Street along the Cooks River foreshore;
 - c. Explores the feasibility of adding additional dog off-leash areas with necessary amenities, or dedicated dog parks, along the Cooks River foreshore.”

BACKGROUND

Goolay'yari, also known by its colonial name, the Cooks River is home to an incredibly popular walking track used by families, runners, and pet owners. Residents who live around Canterbury-South, Earlwood, or Hurlstone Park regularly commute along its walk and cycle way, which has excellent shade for sunny days and beautiful native birds. The river and it's banks were also an incredibly important place for the First Nations clans who occupied the continent before colonisation. However, many residents have raised concerns about the shortage of bins along the Cooks River. This has meant that rather than doing the right thing and disposing of animal waste, many residents have found that locals have been failing to pick up dog poo. This is particularly problematic at Beaman, Ewen, Tasker, and Lees Park, which, although are not designated as dog off-leash areas, have frequently been used as such.

Additionally, residents have raised concerns that some of the current bins have a foul odour, which harms the amenity of the area. Increasing the number of bins, particularly for dog poo, and exploring proper dog off-leash areas and possibly dog parks would go a significant way to alleviating the current issues.

FINANCIAL IMPACT

There are no financial impacts of the motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

A report can be provided to the February Council meeting.

12 CONFIDENTIAL SESSION

12.1 Old Bankstown Library Site – Property Update

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 Item 12.1 in confidential session for the reason indicated:

Item 12.1 Old Bankstown Library Site – Property Update

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.