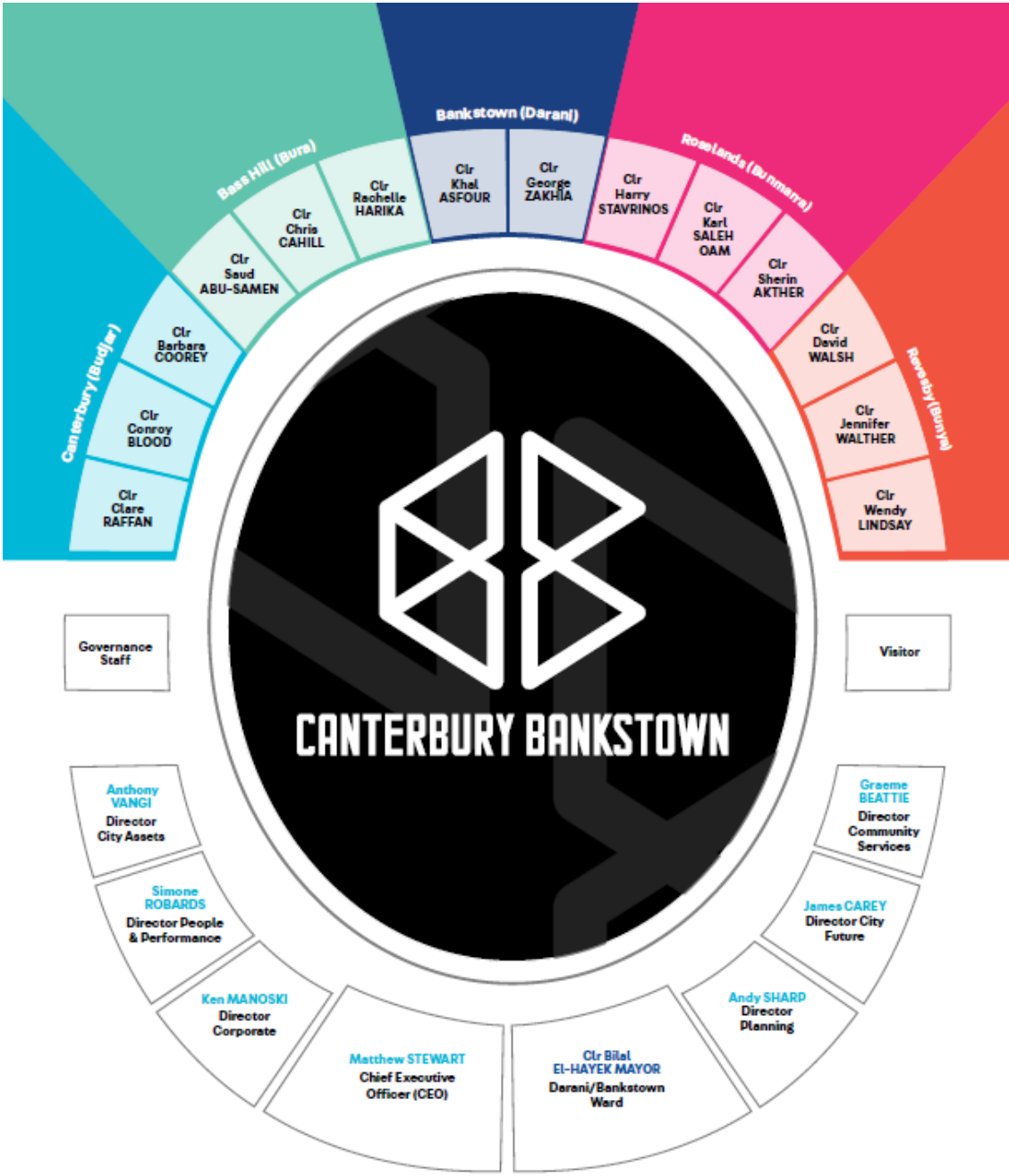




Agenda for the Ordinary Meeting

29 April 2025





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 -

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CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 MARCH 2025

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

APOLOGIES Nil

HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.15 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

(118) CLR. ZAKHIA:/CLR. CAHILL

RESOLVED that the minutes of the Ordinary Council Meeting held on 25 February 2025 be adopted.

- CARRIED

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

In respect to Item 11.4 – Vale Peter Spanos, Councillor Stavrinou declared a significant non-pecuniary conflict of interest given his Uncle and Mr Spanos' wife are first cousins and as such he will vacate the chamber, taking no part in debate or the decision on the matter.

In respect to Item 12.1 – Children's Services Overview, Councillor Saleh OAM declared a pecuniary conflict of interest given he is an office holder at the Riverwood community centre which is subject of the report and as such he will vacate the chamber, taking no part in debate or the decision on the matter.

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In respect to Item 12.3 – Mattress Collection and Processing – SSROC T2024-06, Councillor Walther declared a significant non-pecuniary conflict of interest given her employer has a working relationship with one of the proponents being considered as part of the report and as such she will vacate the chamber, taking no part in debate or the decision on the matter.

SECTION 4: MAYORAL MINUTES

ITEM 4.1 SES 70TH ANNIVERSARY

(119) CLR. EL-HAYEK

RESOLVED that Council

1. Acknowledge and thank the dedicated men and women of the Canterbury SES and Bankstown SES units on behalf of all our community.
2. Present Unit Commander Chris Nelson of Canterbury SES, and Unit Commander Chris Watts, of Bankstown SES with Certificates of Appreciation.

- CARRIED

ITEM 4.2 CREATIVE WRITING CHALLENGE

(120) CLR. EL-HAYEK

RESOLVED that Council staff work with members of the Arts and Cultural Advisory Committee, to establish the Mayor's Creative Writing Challenge.

- CARRIED

ITEM 4.3 YOUTH ADVISORY WORKING GROUP

(121) CLR. EL-HAYEK

RESOLVED that Council establish a Youth Advisory Working Group and seek expressions of interest from the youth in our City, and to promote this during NSW Youth Week 9-17 April 2025.

- CARRIED

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ITEM 4.4 **LOCAL COMMUNITY BASED DONATIONS**
(122) **CLR. EL-HAYEK**

RESOLVED that

1. Council support a fee waiver of \$164.25 towards Older Women’s Network, “Recipes for connection” event for the hire of Bankstown Arts Centre.
2. Council support a donation of \$500 to Bridging the Edge Inc towards the delivery of the launch event of the book “My Journey, History and Lessons”, authored by Dr Cheiban Haykal.
3. Council support a donation of \$500 to the Islamic Women’s Welfare Association towards the delivery of their Refugee Week Event.
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

(123) **CLR. ZAKHIA:/CLR. STAVRINOS**

RESOLVED that

1. In accordance with Council’s Code of Meeting Practice, Council adopts all the recommendations of Items 8.2, 8.3, 8.4, 10.1 and 11.5.
2. Standing Orders be suspended and the above items be dealt with now.
3. Standing Orders then be resumed.

- CARRIED

ITEM 8.2 **CODE OF MEETING PRACTICE - AMENDMENT TO 2025 SCHEDULE OF MEETINGS**
(124) **CLR. ZAKHIA:/CLR. STAVRINOS**

RESOLVED that

1. The 2025 Schedule of Council Meetings be amended – whereby the June 2025 Ordinary Meeting of the Council be rescheduled from Tuesday 24 June 2025 to Tuesday 17 June 2025.

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2. Council agree to the temporary administrative changes, as outlined in the report.

- CARRIED

ITEM 8.3 ADOPTION OF DRAFT CATCHMENT AND WATERWAYS STRATEGIC PLAN

(125) CLR. ZAKHIA:/CLR. STAVRINOS

RESOLVED that Council adopt the draft Catchment and Waterways Strategic Plan (Attachment 1) and consider priority actions as part of future Operational Plans.

- CARRIED

ITEM 8.4 CASH AND INVESTMENT REPORT AS AT 28 FEBRUARY 2025

(126) CLR. ZAKHIA:/CLR. STAVRINOS

RESOLVED that

1. The Cash and Investment Report as at 28 February 2025 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be noted.

- CARRIED

ITEM 10.1 MINUTES OF THE TRAFFIC COMMITTEE MEETINGS HELD ON 11 MARCH 2025

(127) CLR. ZAKHIA:/CLR. STAVRINOS

RESOLVED that the recommendations contained in the minutes of the Canterbury-Bankstown Council Traffic Committee meeting held on 11 March 2025, be adopted.

- CARRIED

CANTERBURY BANKSTOWN
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ITEM 11.5 **POTENTIAL FUTURE USE OF BUILDING FORMERLY USED AS THE PUNCHBOWL
BABY HEALTH CENTRE**

(128) **CLR. ZAKHIA:/CLR. STAVRINOS**

RESOLVED that investigation of the potential future use of the building formerly used as the Punchbowl Baby Health Centre be undertaken.

- CARRIED

SUSPENSION OF STANDING ORDERS

(129) **CLR. COOREY:/CLR. ZAKHIA**

RESOLVED that

1. Standing Orders be suspended and Items 11.4 and 11.9 be dealt with now.
2. Standing Orders then be resumed.

- CARRIED

ITEM 11.4 **VALE PETER SPANOS**

In respect to Item 11.4 – Vale Peter Spanos, Councillor Stavrinos declared a significant non-pecuniary conflict of interest given his Uncle and Mr Spanos' wife are first cousins and as such he vacated the chamber, taking no part in debate or the decision on the matter.

CLR STAVRINOS TEMPORARILY VACATED THE CHAMBER AT 6.30 PM.

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

RESOLVED that Council

1. Recognises the lifelong contribution of Peter Spanos to the Panania and East Hills community, acknowledging his five decades of dedicated service as a barber, friend, and beloved local figure.
2. Reallocate a portion of my Ward Funds (up to \$5,000) towards an appropriate memorial or plaque in the Panania Town Centre and for Council to work with the Spanos family to determine a suitable tribute.

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3. Present a Mayoral certificate and letter of gratitude to the family of Peter Spanos in recognition of his enduring contribution to enriching the lives and community of Panania and East Hills.

- CARRIED

CLR STAVRINOS RETURNED TO THE CHAMBER AT 6.35 PM.

ITEM 11.9 **MACEDONIAN VICTIMS HONOURED**

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

RESOLVED that Council raises the Macedonian flag at Bankstown for 1 day as a mark of respect to the families and loved ones of the 59 innocent people who lost their lives in a devastating fire in Kocani.

- CARRIED

ADJOURNMENT OF MEETING

(132) **CLR. ZAKHIA:/CLR. HARIKA**

RESOLVED that His Worship the Mayor adjourn the meeting for 15 minutes to raise the Macedonian flag.

- CARRIED

HIS WORSHIP THE MAYOR ADJOURNED THE MEETING AT 6.40 PM.

STANDING ORDERS WERE RESUMED AT 7.15 PM.

SECTION 6: **PLANNING MATTERS**

ITEM 6.1 **REPORT ON COUNCIL'S PERFORMANCE IN THE ASSESSMENT OF DEVELOPMENT APPLICATIONS FOR THE SECOND QUARTER OF THE 2024/25 FINANCIAL YEAR, CLAUSE 4.6 VARIATIONS APPROVED FOR THE SECOND QUARTER OF THE 2024/25 FINANCIAL YEAR, PLANNING RELATED LEGAL APPEALS, AND THE STATUS OF CURRENT PLANNING PROPOSALS**

(133) **CLR. ZAKHIA:/CLR. WALSH**

RESOLVED that the report be noted.

- CARRIED

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SECTION 7: POLICY MATTERS

Nil

SECTION 8: GOVERNANCE AND ADMINISTRATION MATTERS

ITEM 8.1 SERVICE IMPROVEMENTS AND REPURPOSING INITIATIVES - MORRIS IEMMA INDOOR SPORTS CENTRE

(134) CLR. SALEH OAM:/CLR. AKTHER

RESOLVED that

1. Council endorse the service improvements at the Morris Iemma Indoor Sports Centre (MIISC) as outlined in this report.
2. The implementation and reporting of these improvements and initiatives be made through Council's Quarterly Review process.

- CARRIED

CLR COOREY TEMPORARILY VACATED THE CHAMBER AT 7.43 PM.

ITEM 8.2 CODE OF MEETING PRACTICE - AMENDMENT TO 2025 SCHEDULE OF MEETINGS

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 124 ON PAGE THREE OF THESE MINUTES.

ITEM 8.3 ADOPTION OF DRAFT CATCHMENT AND WATERWAYS STRATEGIC PLAN

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 125 ON PAGE FOUR OF THESE MINUTES.

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ITEM 8.4 **CASH AND INVESTMENT REPORT AS AT 28 FEBRUARY 2025**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 126 ON PAGE FOUR OF THESE MINUTES.

SECTION 9: **SERVICE AND OPERATIONAL MATTERS**

ITEM 9.1 **CLEAN AND GREEN LOCAL NSW 2024 POLICY AGENDA**

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

RESOLVED that Council notes the excellent compliance against the items listed in the "*Clean, Green and Local NSW 2024*" and that no new policy positions are required.

- CARRIED

CLR BLOOD REQUESTED THAT HIS NAME BE RECORDED AS HAVING VOTED AGAINST THIS RESOLUTION.

CLR COOREY RETURNED TO THE CHAMBER AT 7.45 PM.

CLR STAVRINOS TEMPORARILY VACATED THE CHAMBER AT 7.45 PM AND RETURNED AT 7.46 PM.

SECTION 10: **COMMITTEE REPORTS**

ITEM 10.1 **MINUTES OF THE TRAFFIC COMMITTEE MEETINGS HELD ON 11 MARCH 2025**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 127 ON PAGE FOUR OF THESE MINUTES.

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

ITEM 11.1 **STATUS OF PREVIOUS NOTICES OF MOTION - MARCH 2025**

(136) **CLR. ZAKHIA:/CLR. HARIKA**

RESOLVED that the information be noted.

- CARRIED

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ITEM 11.2 **NOTICE OF RESCISSION - ITEM 11.20 OF COUNCIL MEETING ON 25 FEBRUARY 2025 - URGENT HERITAGE INTERVENTION FOR 212-222 CANTERBURY ROAD, CANTERBURY**

MOTION

That the following Council resolution (113) from the Ordinary Meeting of Council held on 25 February 2025 be rescinded.

That the Council Director of Planning and the Chief Executive Officer urgently convene a meeting with the owner and/or applicant for DA505/2017 which enables demolition of the properties at 212-222 Canterbury Road, Canterbury to explore their willingness to halt demolition and consider an alternative development that retains these buildings of significant heritage value.

CLRS ASFOUR, WALSH AND CAHILL ADVISED THE CHAIR THAT THEY ARE WITHDRAWING THEIR NOTICE OF MOTION.

MOTION WITHDRAWN

AT THIS STAGE OF THE MEETING, IN ACCORDANCE WITH CLAUSE 15.4 OF THE CODE OF MEETING PRACTICE, HIS WORSHIP THE MAYOR ISSUED A FIRST WARNING AT 7.50 PM TO COUNCILLOR COOREY FOR AN ACT OF DISORDER.

ITEM 11.3 **E-SCOOTERS**

(137)

CLR. SALEH OAM:/CLR. AKTHER

RESOLVED that Council write to the NSW Transport Minister, the Hon John Graham requesting Transport for NSW prepare a funded action plan for it, and councils, to improve road safety for E-scooters using the recommendations from the legislative council portfolio committee number six enquiring into the use of E-Scooters, E-Bikes and related mobility options, excluding recommendation 8 and 23 to guide the action plan.

- CARRIED

CLRS STAVRINOS AND ZAKHIA STOOD FOR A DIVISION

For:-

Clrs Raffan, Blood, Walsh, Cahill, Harika, Asfour, Saleh, Akther, Coorey and Mayor El-Hayek

Against:-

Clrs Abu-Samen, Zakhia, Stavrinis, Walther and Lindsay

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ITEM 11.4 **VALE PETER SPANOS**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 130 ON PAGE FIVE OF THESE MINUTES

ITEM 11.5 **POTENTIAL FUTURE USE OF BUILDING FORMERLY USED AS THE PUNCHBOWL
BABY HEALTH CENTRE**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 128 ON PAGE FIVE OF THESE MINUTES.

ITEM 11.6 **PUBLIC TOILETS IN PUNCHBOWL**

(138) **CLR. SALEH OAM:/CLR. AKTHER**

RESOLVED that Council investigate the provision of public toilets in the Punchbowl Town Centre, including the feasibility of returning the toilets on The Boulevard to operation and consideration of other options.

- CARRIED

CLR ASFOUR TEMPORARILY VACATED THE CHAMBER AT 8.01 PM AND RETURNED AT 8.02 PM.

ITEM 11.7 **LOCAL LITTER CAMPAIGN**

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

RESOLVED that

1. A briefing be given to Council outlining past and proposed litter reduction and education campaigns.
2. The presentation should consider priority litter issues and future target areas, cost considerations and potential funding sources from appropriate government departments and other organisations.

- CARRIED

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ITEM 11.8 **GIBSON AVENUE, PADSTOW**
(140) **CLR. WALSH:/CLR. ASFOUR**

RESOLVED that the Council traffic team investigate options to reduce speeding and enhance pedestrian safety on the stretch of Gibson Avenue alongside Playford Park in Padstow and seeks ways of mitigating truck parking along the stretch of Gibson Avenue.

- CARRIED

ITEM 11.9 **MACEDONIAN VICTIMS HONOURED**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 131 ON PAGE SIX OF THESE MINUTES.

ITEM 11.10 **PUBLIC SECTOR PROTECTION**
MOTION **CLR RAFFAN:/CLR. ASFOUR**

That Council

1. Writes to Federal Opposition Leader Peter Dutton calling on him to give a commitment before the next election that he will not follow in the footsteps of US President Donald Trump and slash and burn public service jobs and Government services.
2. Acknowledges the dedicated efforts of the staff at Canterbury Bankstown Council and expresses thanks for their hard work delivering services to our community every day.

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

That Council acknowledge the dedicated efforts of the staff at Canterbury Bankstown Council and expresses thanks for their hard work delivering services to our community every day.

- LOST

THE AMENDMENT WAS LOST.

CLRS ZAKHIA AND ASFOUR STOOD FOR A DIVISION

For:- Clrs Abu-Samen, Zakhia, Stavrinis, Coorey, Walther and Lindsay

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Against:- Mayor El-Hayek, Clrs Raffan, Blood, Walsh, Cahill, Harika, Asfour, Saleh and Akther

(141) CLR. RAFFAN:/CLR. ASFOUR

RESOLVED that Council

1. Writes to Federal Opposition Leader Peter Dutton calling on him to give a commitment before the next election that he will not follow in the footsteps of US President Donald Trump and slash and burn public service jobs and Government services.
2. Acknowledges the dedicated efforts of the staff at Canterbury Bankstown Council and expresses thanks for their hard work delivering services to our community every day.

- CARRIED

CLRS ZAKHIA, STAVRINOS, COOREY, WALTHER AND LINDSAY REQUESTED THAT THEIR NAMES BE RECORDED AS HAVING VOTED AGAINST THIS RESOLUTION.

CLR BLOOD TEMPORARILY VACATED THE CHAMBER AT 8.15 PM AND RETURNED AT 8.16 PM.

ITEM 11.11 DOMESTIC VIOLENCE PROJECT

(142) CLR. RAFFAN:/CLR. ASFOUR

RESOLVED that Council

1. Acknowledges Dr Gihane Endrawes, a lecturer at Western Sydney University, who is undertaking vital research which will examine the link between domestic violence and mental health issues among women in CALD communities in our City.
2. Support Dr Endrawes by promoting her project through our corporate and social media channels, with our network of relevant community organisations, and by waiving the fees to conduct an information session and workshop in each Ward.

- CARRIED

ITEM 11.12 PROTECT AND EXPAND GREEN SPACE IN EARLWOOD: COMPLETING THE WOLLI CREEK NATIONAL PARK GREEN CORRIDOR VIA UNWIN STREET

MOTION CLR. COOREY:/CLR. STAVRINOS

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That Council

1. Recognises the importance of protecting and expanding the green space surrounding Unwin Street, Earlwood, to complete the Wollli Creek National Park green corridor, acknowledging the environmental, recreational, and community benefits this will provide.
2. Investigates and pursues all available options for acquiring and protecting the green space along Unwin Street, including:
 - Stopping the current sale of 16-18 Bayview Avenue Earlwood (Auction 2 April 2025), which threatens to compromise the integrity of the green space.
 - Exploring opportunities for land swaps or dedications to secure additional green space.
 - Applying for relevant grants and funding to support the completion of the Unwin Green Street vision.
 - Changing the local environmental plan to zone the area as protected green space to prevent future development.
3. Develops a plan to integrate the Unwin Street green space into the Wollli Creek National Park green corridor, focusing on:
 - Restoring and enhancing local habitats to support biodiversity.
 - Creating pedestrian and cycling pathways that provide better access to the area while encouraging eco-friendly transport.
 - Installing interpretive signage and educational resources to inform the public about the ecological value of the area.
 - Planting native trees and plants to improve the ecological function of the green corridor.
4. Engages in ongoing consultation with local residents, community groups, and environmental organisations throughout the planning and implementation process to ensure the project aligns with the needs and concerns of the community.
5. Actively advocates to the NSW state government to have the area included in the official Wollli Creek Regional Park area, to further protect it under state-level planning policies and increase its visibility as a regional asset.
6. Places planning restrictions on the area to prevent any future development that could harm or fragment the green space, ensuring its long-term protection for environmental, recreational, and community use.

AMENDMENT

CLR. RAFFAN:/CLR. ASFOUR

That

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1. Acknowledge that Council has worked very hard with the NSW Government to protect and expand the green space surrounding Unwin Street Earlwood to complete the Wolli Creek National Park acknowledged by the fact that 14-18 Unwin Street is being transferred to National Parks on completion of remediation and 2 Unwin Street is proposed to be transferred to Council.
2. Councillors are briefed following clarification from the NSW Government on:
 - a. Its current and proposed investment in the Wolli Creek National Park.
 - b. The current status of 14-18 Unwin Street and the timetable for the finalisation of the transfer to National Parks and Wildlife.
 - c. The current status of 2 Unwin Street, including the NSW Government's investigations of contamination, its proposed remediation and the proposed plan and timetable for its transfer to Council.
3. A briefing be provided to Council in respect of 16-18 Bayview Avenue, to better understand the legal and financial implications and issues associated with the matters raised in the motion as printed in the business paper.
4. Council write to the NSW Government and request that they engage with us to stop the sale of 16-18 Bayview Avenue Earlwood.

THE AMENDMENT WAS CARRIED TO BECOME THE MOTION.

CLRS BLOOD AND STAVRINOS STOOD FOR A DIVISION.

For:- Clrs Raffan, Walsh, Abu-Samen, Cahill, Harika, Asfour, Saleh, Akther and Mayor El-Hayek

Against:- Clrs Blood, Zakhia, Stavrinou, Coorey, Walther and Lindsay

AMENDMENT CLR. BLOOD:/CLR. COOREY

That Council

1. Recognises the importance of protecting and expanding the green space surrounding Unwin Street, Earlwood, to complete the Wolli Creek National Park green corridor, acknowledging the environmental, recreational, and community benefits this will provide and acknowledges the importance of the surrounding bushland and caves of the Bidjigal people.
2. Investigates and pursues all available options for acquiring and protecting the green space along Unwin Street before the auction date 2 April 2025, including:
 - Writing to The Hon Paul Scully MP – Minister for Planning and The Hon Chris Minns MP – Premier of NSW calling on them to stop the current sale of 16-18 Bayview Avenue Earlwood (Auction 2 April 2025), which threatens to compromise the integrity of the green space.

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- Applying for relevant grants and funding to support the completion of Unwin Street Vision.
 - Changing the Local Environmental Plan to zone the area as protected green space to prevent future development.
 - Place a caveat on its title through the NSW Land Registry Services.
 - Propose the land for the NSW Parks system through a community acquisition proposal.
3. Develops a plan to integrate the Unwin Street green space into the Wollli Creek National Park green corridor, focusing on:
- Restoring and enhancing local habitats to support biodiversity.
 - Creating pedestrian and cycling pathways that provide better access to the area while encouraging eco-friendly transport.
 - Installing interpretive signage and educational resources to inform the public about the ecological value of the area and its value for the Bidjigal people.
 - Planting native trees and plants to improve the ecological function of the green corridor.
4. Engages in ongoing consultation with local residents, community groups, and environmental organisations throughout the planning and implementation process to ensure the project aligns with the needs and concerns of the community.
5. Actively advocates to the NSW state government to have the area included in the official Wollli Creek Regional Park area, to further protect it under state-level planning policies and increase its visibility as a regional asset.
6. Places planning restrictions on the area to prevent any future development that could harm or fragment the green space, ensuring its long-term protection for environmental, recreational, and community use.

- LOST

THE AMENDMENT WAS LOST.

CLRS BLOOD AND STAVRINOS STOOD FOR A DIVISION.

For:-

Clrs Blood, Zakhia, Stavrinis, Coorey, Walther and Lindsay

Against:-

Clrs Raffan, Walsh, Abu-Samen, Cahill, Harika, Asfour, Saleh, Akther and Mayor El-Hayek

(143)

CLR. RAFFAN:/CLR. ASFOUR

RESOLVED that

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 MARCH 2025

1. Acknowledge that Council has worked very hard with the NSW Government to protect and expand the green space surrounding Unwin Street Earlwood to complete the Wollie Creek National Park acknowledged by the fact that 14-18 Unwin Street is being transferred to National Parks on completion of remediation and 2 Unwin Street is proposed to be transferred to Council.
2. Councillors are briefed following clarification from the NSW Government on:
 - a. Its current and proposed investment in the Wollie Creek National Park
 - b. The current status of 14-18 Unwin Street and the timetable for the finalisation of the transfer to National Parks and Wildlife
 - c. The current status of 2 Unwin Street, including the NSW Government's investigations of contamination, its proposed remediation and the proposed plan and timetable for its transfer to Council.
3. A briefing be provided to Council in respect of 16-18 Bayview Avenue, to better understand the legal and financial implications and issues associated with the matters raised in the motion as printed in the business paper.
4. Council write to the NSW Government and request that they engage with us to stop the sale of 16-18 Bayview Avenue Earlwood.

- CARRIED

AT THIS STAGE OF THE MEETING, IN ACCORDANCE WITH CLAUSE 15.4 OF THE CODE OF MEETING PRACTICE, HIS WORSHIP THE MAYOR ISSUED A SECOND WARNING AT 8.44 PM TO COUNCILLOR COOREY FOR AN ACT OF DISORDER.

CLR AKTHER TEMPORARILY VACATED THE CHAMBER AT 8.47 PM AND RETURNED AT 8.49 PM.

ITEM 11.13

REQUEST FOR LIVE WEBCASTING OF COUNCIL MEETINGS AND ACCOUNTABILITY AT CANTERBURY BANKSTOWN COUNCIL

(144)

CLR. COOREY:/CLR. ASFOUR

RESOLVED that Council defer items 1, 2 and 3 until the release of the Office of Local Government's Model Code of Meeting Practice.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 MARCH 2025

SECTION 12: CONFIDENTIAL SESSION

(145) CLR. RAFFAN:/CLR. ZAKHIA

RESOLVED that, in accordance with Section 10A(2) of the Local Government Act, 1993, the Public and the Press be excluded from the meeting to enable Council to determine Items 12.1, 12.2 and 12.3 in confidential session for the reasons indicated:

Item 12.1 Children's Services Overview

This report is considered to be confidential in accordance with Section 10A(2)(d)(i) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

Item 12.2 T27-25 Management of the Roberts Park Child Care Centre

This report is considered to be confidential in accordance with Section 10A(2)(d)(i) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

Item 12.3 Mattress Collection and Processing Services - SSROC T2024-06

This report is considered to be confidential in accordance with Section 10A(2)(d)(i) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

- CARRIED

COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 9.29 PM AND REVERTED BACK TO OPEN COUNCIL AT 9.32 PM.

ITEM 12.1 CHILDREN'S SERVICES OVERVIEW

In respect to Item 12.1 – Children's Services Overview, Councillor Saleh OAM declared a pecuniary conflict of interest given he is an office holder at the Riverwood community centre which is subject of the report and as such he vacated the chamber, taking no part in debate or the decision on the matter.

CANTERBURY BANKSTOWN
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CLR SALEH TEMPORARILY VACATED THE CHAMBER AT 9.32 PM AND RETURNED AT 9.32 PM.

(146)

CLR. STAVRINOS:/CLR. ZAKHIA

RESOLVED that the actions as outlined in this report be undertaken.

- CARRIED

ITEM 12.2

T27-25 MANAGEMENT OF THE ROBERTS PARK CHILD CARE CENTRE

(147)

CLR. CAHILL:/CLR. BLOOD

RESOLVED that

1. Council agrees to conditionally accept the tender received from Roberts Park Early Learning Centre for a period of five years with a further five year option with a commencing rental of \$111,300.00 (excluding GST) per annum for the management of Roberts Park Child Care Centre, Greenacre - subject to compliance with Section 47 of the *Local Government Act 1993*, including public exhibition of the proposed lease and final resolution of Council to approve the lease.
2. Council publicly exhibits the proposed lease in accordance with the requirements of the *Local Government Act 1993*.
3. Council notifies the unsuccessful tenderers in writing and thank them for tendering.
4. At the conclusion of the public exhibition period, a further report be provided to Council for its consideration and decision.

- CARRIED

ITEM 12.3

MATTRESS COLLECTION AND PROCESSING SERVICES - SSROC T2024-06

In respect to Item 12.3 – Mattress Collection and Processing – SSROC T2024-06, Councillor Walther declared a significant non-pecuniary conflict of interest given her employer has a working relationship with one of the proponents being considered as part of the report and as such she vacated the chamber, taking no part in debate or the decision on the matter.

CLR WALTHER TEMPORARILY VACATED THE CHAMBER AT 9.32 PM.

(148)

CLR. WALSH:/CLR. ZAKHIA

CANTERBURY BANKSTOWN
MINUTES OF THE
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ON 25 MARCH 2025

RESOLVED that

1. Council accepts the recommendations made by SSROC, to establish a suitable listing of contractors for the Mattress Collection and Processing Services Contract – being Community Resources Limited (Soft Landings) and Envirobeds Pty Ltd - for an initial period of 5 years with an option to extend for further two years (1+1).
2. The Chief Executive Officer be authorised to enter into a contract and sign all documentation in accordance with Council’s resolution, as required.

- CARRIED

CLR WALTHER RETURNED TO THE CHAMBER AT 9.32 PM.

THE MEETING CLOSED AT 9.33 PM.

.....
Mayor

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

4 MAYORAL MINUTES

The following items are submitted for consideration -

4.1	The Pope	35
4.2	Bruce Pawley	37
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4.5	Local Community Based Donations	43

Mayoral Minutes - 29 April 2025

ITEM 4.1 The Pope

Councillors,

Born Jorge Mario Bergoglio on 17 December 1936, in Buenos Aires, Argentina, His Holiness Pope Francis has succumbed to illness and sadly passed away on Easter Monday.

The son of Italian immigrants, he rose to become the 266th pontiff in the Catholic Church, leading more than 1.5 billion faithful worshippers across the globe.

Pope Francis was revered and respected by world leaders, and most importantly the people, who saw him as one of them. Raised in poverty, along with his four siblings, he never strayed from his humble beginnings, living in an apartment, cooking his own supper and quite often travelling around by bus.

Visiting countries near and far and commanding rockstar status, as hundreds of thousands of people gathered to greet him and listen to what he had to say. His messages of hope and his outspoken views about the oppressed and the poor cementing him as the People's Pope.

At a time when a large number of people in Western countries were leaving the Catholic Church and questioning its direction, Pope Francis made decisive statements about the sins of the past, abortion and modernising the Church to attract younger followers.

A truly progressive religious leader who didn't seek fame but was portrayed on the front page of Time magazine many times over.

Despite his ailing health, the Pope raised a final effort to attend the Easter Sunday service at Saint Peter's Square and to wish the tens of thousands of people who had gathered a "Happy Easter".

As Francis circled through the crowd, he was given a round of applause, and a chant rang out: "Viva il Papa (Long live the pope), Bravo" ... hours later, the Vatican released a statement to announce that, "the Bishop of Rome, Francis, returned to the home of his Father".

Councillors, during this time of mourning, Council has been flying its flags at half-mast, and I join with the community to pray the next pope continues the work and legacy of Pope Francis.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 29 April 2025

ITEM 4.2 Bruce Pawley

Councillors,

My Mayoral Minute is to acknowledge and recognise a quiet, unassuming man, described by many as one of nature's gentlemen.

Bruce Pawley has for more than 50 years dedicated his life to the service of our community and our country and has recently announced he is stepping down as Chairman of the Bankstown RSL.

Bruce left school to find a job at the age of 14, a few years later he was called up for service in Vietnam, serving in the 1st Australian Reinforcement Unit and the 4th Battalion of the Royal Australian Regiment.

On his return, he joined the Bankstown RSL in 1969, and in a recent interview told how not all members were supportive of Veterans. In 1973 he was elected to the Board of the Club and was a passionate and vocal supporter of veterans, particularly those who had served in the first and second World Wars.

The club supported the veterans financially and assisted them in finding jobs. They also offered moral support and encouraged them to share their stories with comrades.

Councillors, Bruce Pawley has been a friend of our Council for many years... he has been a friend of sporting bodies across our City... he has been a friend of the aged care services... he has been a friend of the community... And as you have heard, a true friend of the men and women who have served our country.

Tonight, I would like to thank and acknowledge Bruce's service to our City by hosting a special morning tea and to also present him with a Mayoral Certificate of Appreciation. I anticipate the minimal cost of around \$500 will be funded from Council's existing operational budget. Bruce, we salute you and wish you well in retirement, as you spend more time with wife Lyn, daughter, Ashleigh, and your four grandchildren.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 29 April 2025

ITEM 4.3 Startups

Councillors,

In preparing this next Mayoral Minute, I found this appropriate statement directed at entrepreneurs . . . “The secret to getting ahead is getting started”.

We can all agree much of the success of most thriving economies rests on the shoulders of business. Businesses which provide goods and services to the community and employ millions of people.

You will be interested to learn that there are around 45,000 businesses in our City, and a search of new ABNs reveals almost 9,000 new businesses popping up over the last two years.

That’s right, nearly 9,000 businesses... from hospitality, manufacturing, retail, health care and food delivery drivers... all trying to make ends meet in tough economic conditions.

In fact, a report released just two weeks ago highlighted the tough conditions businesses face and predicts that nearly 7 per cent of the 143,000 businesses in Western Sydney are forecast to shut their doors in the next 12 months.

Councillors, I am full of praise for those who take the leap, and the risk, to start their own business. As I have mentioned earlier, “startups” are important to our City as we are about to experience a housing and population increase.

Tonight, I would like to acknowledge all the startup businesses in our city and to launch the *Mayor’s Get Started For Success* business breakfast - a six-monthly event to thank some of those startups, and where entrepreneurs, founders and idea makers can come together to exchange ideas and pitch and test products. Council’s current and proposed budgets provide the necessary funding of around \$4K per annum to ensure the ongoing event is accordingly celebrated.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 29 April 2025

ITEM 4.4 TAP

Councillors,

The curtain has finally come down on the Talent Advancement Program (TAP) and its now our turn to applaud two women who have been instrumental in its success over many years.

TAP made its debut some 23 years ago, and at the time was supported by the former Bankstown Council, producing some of our cities talented local artists... performers like Casey Donovan, Paulini and for a very short time, NFL superstar Jordan Mailata, who some say had the voice of an angel.

It was the nursery ground for aspiring young talent, mostly schoolchildren from our high schools. The program and training were intense and a dedication of love by the students, coaches and the volunteers. Some of the mentors who offered their services free of charge included, "The Boy from Oz" and Dancing with The Stars fame, Entertainer Todd McKenney, and members of Australian pop group Human Nature. With mentors like that they were headed for the stars.

Unfortunately, behind the bright lights and encore performances, dwindling numbers after COVID, along with other factors like rising costs, lack of endorsement by the NSW Department of Education, and the withdrawal of a major sponsor, the decision was made that it was not feasible to continue.

Councillors, tonight I would like to say thanks for the music, and the memories, by acknowledging two directors Wendy Tierney and Helen Pain who have dedicated 23 years of their life... giving hope and creating dreams for so many talented aspiring young locals. I now call on Helen and Wendy to present them Mayoral Certificates of Appreciation.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 29 April 2025

ITEM 4.5 Local Community Based Donations

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

Bengali New Years Event – Wiley Park

The aim of this event by the Gangchil Musical Association Inc. is to create unity and excitement amongst the Bengali association and the extended community to celebrate Bengali New Year.

Bengali New Year was hosted on Saturday 12 April 2025 at Wiley Park.

The Gangchil Musical Association Inc. is seeking Council's support by way of a contribution towards fees towards park hire at a total cost of \$2099.50 which covers the park hire, amusement devices and waste charges.

RECOMMENDATION

1. Council supports a fee waiver of \$500.00 to the Gangchil Musical Association Inc. towards the Bengali New Years Eve Event.
2. These funds be made available from the Community Grants and Event Sponsorship Program Budget.

Councillors, I put the Mayoral Minute.

5 ITEMS OF BUSINESS TO BE RESOLVED BY EXCEPTION

6 PLANNING MATTERS

The following item is submitted for consideration -

- 6.1 Exhibition of Draft Housekeeping Amendments to the Canterbury-Bankstown
DCP 2023, Community Participation Plan, and Contributions Plan 49

Planning Matters - 29 April 2025

ITEM 6.1 **Exhibition of Draft Housekeeping Amendments to the Canterbury-Bankstown DCP 2023, Community Participation Plan, and Contributions Plan**

AUTHOR **Planning**

SUMMARY

- This report seeks Council’s approval to publicly exhibit draft housekeeping amendments to three key planning documents:
 - The **Canterbury-Bankstown Development Control Plan 2023 (DCP)**, which guides the design and amenity of development across the City.
 - The **Community Participation Plan (CPP)**, which sets out how Council engages with the community in planning matters.
 - **The Canterbury-Bankstown Local Infrastructure Contributions Plan 2022 (Contributions Plan)**, which enables Council to collect contributions to fund local infrastructure.

- These amendments are part of Council’s routine review process to ensure the planning framework remains current, clear, and consistent with NSW Government policy and best practice.

- The proposed updates address:
 - Changes to State planning policies and guidelines;
 - Issues identified since the consolidation of the former Bankstown and Canterbury controls; and
 - Minor administrative and technical corrections.

- Council officers recommend placing the draft amendments on public exhibition in accordance with the CPP. A further report will be presented following the exhibition period.

RECOMMENDATION That Council -

1. Approve the public exhibition of the draft housekeeping amendments to the Canterbury-Bankstown Development Control Plan 2023, as shown in Attachment 1.

2. Approve the public exhibition of the draft housekeeping amendments to the Community Participation Plan, as shown in Attachment 2.

3. Approve the public exhibition of the draft housekeeping amendments to the Canterbury-Bankstown Local Infrastructure Contributions Plan 2022, as shown in Attachment 3.

4. Receive a further report following the exhibition period summarising submissions and recommending any final changes.

ATTACHMENTS

[Click here for attachments](#)

1. Draft Development Control Plan Amendments
2. Draft Community Participation Plan Amendments
3. Draft Contributions Plan Amendments
4. Issues Paper

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- This matter is consistent with Council's *Connective City 2036* and Operational Plan (page 44), which require Council to review and amend its planning framework to achieve improved design and liveability outcomes in development. The exhibition of the draft housekeeping amendments will occur in accordance with the CPP, which requires a minimum 28-day exhibition period.

STRATEGIC IMPACT

- This matter has no financial implications for Council.

DETAILED INFORMATION

Purpose

- The purpose of this report is to exhibit draft housekeeping amendments to the DCP, CPP and Contributions Plan.

Background

- Council carries out periodic reviews to ensure the DCP, CPP and Contributions Plan are up to date and simple to understand. The previous round of housekeeping amendments occurred in July 2024.

Discussion

Canterbury-Bankstown Development Control Plan 2023

- The DCP is a planning document which supports the Canterbury-Bankstown Local Environmental Plan 2023 by providing objectives and development controls to enhance the function, appearance, and amenity of development. The DCP came into effect in June 2023 and applies to development applications, modification applications and determination reviews.
- The draft housekeeping amendments propose to address issues in relation to:
 - State planning changes;
 - Clarifying the intent of some existing development controls;
 - Tidying up of issues relating to the consolidation of the former Bankstown and Canterbury controls; and
 - Other minor administrative updates.

These matters are addressed in detail below.

- Key Issue 1: State planning changes.

Existing control	Draft housekeeping amendment
<p><u>Communal bin storage areas</u></p> <p>There are no DCP controls for the upgrade of existing communal bin storage areas.</p>	<p><u>Chapter 3.3 (Waste Management)</u> – Introduce new DCP controls to guide the upgrade of existing communal bin storage areas. The DCP controls would apply to residential flat buildings and multi dwelling housing approved prior to 2012.</p> <p><u>Reason:</u> To support the NSW Environment Protection Authority’s Local Government Waste Solutions Fund.</p> <p>The Fund is offering grants to residential flat buildings and multi dwelling housing approved prior to 2012. The aim is to upgrade older communal bin storage areas to meet current standards, subject to development consent.</p>

Existing control	Draft housekeeping amendment
<p><u>Boarding houses and co-living housing in the former Bankstown Local Government Area</u></p> <p>The DCP controls include setbacks, building design, landscape and amenity.</p>	<p>Chapter 5.1 (Residential Accommodation) – Update the DCP controls to be consistent with the <i>State Environmental Planning (Housing) 2021</i>. The DCP controls include setbacks, building design, landscape and amenity.</p> <p><u>Reason:</u> To be consistent with the SEPP.</p> <p>Boarding houses are a type of affordable housing that are managed by registered community housing providers in perpetuity. Co-living housing provides compact rental accommodation e.g., off-campus student accommodation.</p> <p>The Department of Planning, Housing and Infrastructure introduced new controls for boarding houses and co-living housing under the SEPP.</p> <p>The issue is the existing DCP controls pre-date the changes and are inconsistent with the SEPP. In this scenario, the DCP controls have no effect. The draft housekeeping amendment addresses this issue to ensure the SEPP and DCP controls are consistent.</p>

- Key Issue 2: Clarify the intent of some existing development controls.

Existing control	Draft housekeeping amendment
<p><u>Livable housing</u></p> <p>The DCP controls require residential development to have 0.82m wide internal doorways and 1m wide internal corridors. The aim is to facilitate comfortable and unimpeded movement between spaces.</p>	<p>Chapters 5.1 and 5.2 (Residential Accommodation) – Limit the width requirements to the entry level of dwellings.</p> <p><u>Reason:</u> To be consistent with the Livable Housing Australia’s <i>Livable Housing Design Guidelines</i>.</p> <p>The Guidelines apply the width requirements to the entry level of dwellings. The issue is the DCP controls inadvertently applied the width requirements to all levels of dwellings. The draft housekeeping amendment addresses this issue to ensure the Guidelines and DCP controls are consistent.</p>
<p><u>Centre-based child care facilities and acoustic privacy</u></p> <p>The NSW Government’s <i>Child Care Planning Guideline</i> (page 18) requires a suitably qualified acoustic professional to prepare an acoustic report. The report is to determine an appropriate noise level for outdoor play areas when in use.</p>	<p>Chapter 10.1 (Centre-based child care facilities) – Limit the noise of children playing in outdoor areas to not exceed 5dB(A) above background noise level.</p> <p><u>Reason:</u> To be consistent with the Association of Australasian Acoustical Consultants’ <i>Guideline for Child Care Centre Acoustic Assessment</i>.</p> <p>Council refers to the Guideline when assessing acoustic reports. The issue is the Guideline recommends that the noise of children playing in outdoor areas should not exceed 5dB(A) above background noise level, rather than 10dB(A). The draft housekeeping amendment addresses this issue to ensure the Guideline and DCP controls are consistent.</p>

Existing control	Draft housekeeping amendment
To help guide this process, the DCP controls recommend that the noise of children playing in outdoor areas should not exceed 10dB(A) above background noise level.	
<p><u>Minor additions to existing buildings in centres</u></p> <p>The DCP controls require minor additions to existing buildings in centres to comply with the off-street parking requirements.</p>	<p><u>Chapter 3.2 (Parking)</u> – Do not apply the parking requirements to minor additions (up to 25m²) to existing buildings in centres.</p> <p><u>Reason:</u> To reinstate a DCP control that was inadvertently omitted during the consolidation of the former DCPs.</p> <p>The former Canterbury Development Control Plan 2012 (Chapter B1, Section B1.2.2, page 2) did not apply the parking requirements to minor additions (up to 25m²) to existing buildings.</p> <p>The intended outcome is to support local business to carry out minor expansion works, particularly on small fine grain lots where there may not be sufficient space to fit additional parking.</p>
<p><u>Reflectivity and glare</u></p> <p>The DCP controls require development in the Bankstown City Centre to include a reflectivity assessment to ensure external building materials do not cause unacceptable glare.</p>	<p><u>Chapters 5.1, 5.2, 6.1 and 7.1</u> – Require multi-storey residential development in Canterbury-Bankstown to include a reflectivity assessment.</p> <p><u>Reason:</u> To apply the same control in other areas of Canterbury-Bankstown, where residents have raised glare as a concern.</p>

- Other Issues: Attachments 1 and 4 outline other issues that the draft housekeeping amendments propose to address.

Community Participation Plan

- The CPP is a planning document which establishes how Council engages with the community in carrying out its land use planning functions. The CPP came into effect in November 2019 and applies to development applications and planning proposals.
- The draft housekeeping amendments propose to address the following key issue:

Existing control	Draft housekeeping amendment
<u>Notification in local newspaper</u>	<u>Clause 2.2 (page 6) and clause 2.12 (page 14)</u> – Remove the requirement to notify in a local newspaper.

Existing control	Draft housekeeping amendment
The CPP requires Council to notify the exhibition of certain development applications and planning proposals in a local newspaper (online and/or physical version where available).	<u>Reason:</u> Council is unable to comply with this requirement following the closure of the last remaining local newspaper that circulated in Canterbury-Bankstown i.e., the Torch newspaper in 2024. Should a new local newspaper establish in the future, Council may consider reinstating this requirement in the CPP.

Canterbury-Bankstown Local Infrastructure Contributions Plan 2022

- The Contributions Plan enables Council to levy contributions on development to help fund the cost of providing local infrastructure and services generated by development. The Contributions Plan came into effect in September 2022 and applies to development applications and modification applications.
- The draft housekeeping amendments propose to address the following key issue:

Existing control	Draft housekeeping amendment
<p><u>Modification applications</u></p> <p>The Contributions Plan applies a contributions levy to modification applications.</p> <p>Modification applications is where applicants seek to modify consents granted by Council under section 4.55 of the Environmental Planning and Assessment 1979.</p>	<p><u>Section 5.3 (page 50)</u> – Clarify that a contributions levy applies to all modification applications.</p> <p><u>Reason:</u> To clarify that a contributions levy also applies to modification applications where applicants seek to modify consents granted by the NSW Land and Environment Court under section 4.56 of the Environmental Planning and Assessment 1979.</p>

Recommended Approach

- The next step is to exhibit the draft housekeeping amendments for public comment, with a further report to Council following the exhibition period.

7 POLICY MATTERS

The following item is submitted for consideration -

7.1 5-7 West Terrace, Bankstown

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ITEM 7.1 **5-7 West Terrace, Bankstown**

AUTHOR **City Future**

SUMMARY

- The report focuses on the future plans for the site at 5-7 West Terrace, Bankstown (Site), which includes the West Terrace Car Park and the Bankstown Seniors Citizen building.
- The Council has held long term plans to redevelop this site as far back as 2008 in the development of the Bankstown CBD Local Area Plan. This was more recently incorporated in the Bankstown City Centre Master Plan (BCCMP), adopted in 2021, which proposed the future development of a new urban plaza at the Site as part of a mixed use development with surrounding properties. This also included a review of car parking and a new community centre at Griffith Park replacing the aging Seniors Citizen facility, noting that this would be a long-term action.
- However, the NSW State Government's Transit Oriented Development (TOD) accelerated rezoning has introduced new planning controls to the site, rezoning it to public recreation space (RE1). The State Government is proposing to acquire the site and demolish the car park and community centre to convert to open space.
- The rezoning and acquisition has dramatically accelerated the timing for changes to the site which has significant implications including the immediate loss of car parking spaces and community facility. The report highlights unresolved issues, such as the valuation of the land, the management of the loss of car parking and senior's citizen building, and the long-term maintenance of the new open space.

RECOMMENDATION That -

1. Council note the proposed acquisition of 5-7 West Terrace by the NSW State Government, under the TOD and Parks for People Program, to provide for open space in the Bankstown CBD.
2. Council agrees in principle to the acquisition of the site, on the proviso the Government commits to including a car park as part of any plan/designs for the new park.
3. Council seeks independent valuations and legal advice to ensure Council, and ratepayers' interests are protected.
4. A report be brought back to Council when the outstanding matters raised in the report have been addressed.

ATTACHMENTS

[Click here for attachments](#)

1. CBC - 5-7 West Tce
2. CBC - Mayoral Letter to Minister Scully 21 November 2024
3. DPHI - 5-7 West Terrace TOD
4. Federal State Government media release - Funding for TOD
5. DPHI - 17 April 5-7 West Terrace

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- Council's desire for the future use of 5-7 West Terrace is set out in various planning documents adopted by Council including the Bankstown Local Area Plan, Bankstown Masterplan, Bankstown Complete Streets and the Community Facilities Strategic Plan.
- The proposed acquisition of the site and zoning to open space (RE1) by the NSW State Government is somewhat different to the proposed plaza and mixed-use development proposed under the Bankstown Masterplan. While delivering a larger open space bring community benefit, the impact and replacement of both car parking and the community centre has not been planned or funded by Council.

STRATEGIC IMPACT

- Council had identified two long term options for its assets on the Site:
 - The Seniors Citizen was to be replaced with a new community facility to be located on Griffith Park adjacent to the existing Brandon Avenue Car Park. While designs have commenced for this, no funds have currently been identified for construction.
 - The car parking from West Terrace was proposed to eventually be relocated to an expanded car park at Marion Street, Bankstown. No detailed investigation of this has been undertaken at this stage as this was identified as a long-term action. In addition, a funding strategy has not been put in place to provide the significant funding required (in the order of \$50M) for constructing a new car park at Marion Street.
- The proposed acquisition by the State Government brings forward major changes to both parking and the community facility which Council does not have funds to replace as this was not on Council's proposed timeline.

DETAILED INFORMATION

PURPOSE

- The purpose of the report is to outline the proposed acquisition of 5-7 West Terrace by the State Government, summarise the implications for the site and Council, and seek direction on the next steps.

BACKGROUND

Site

- The Site considered in this report is 5 -7 West Terrace, Bankstown which contains two significant community assets - the West Terrace Car Park and the Bankstown Seniors Citizen building.

Address	Site Area	Facility
5 West Terrace	4,311sqm	Car Park - 256 car spaces
7 West Terrace	1,118sqm	Seniors Citizen
TOTAL	5,429sqm	



Bankstown's Future Plans for the Site

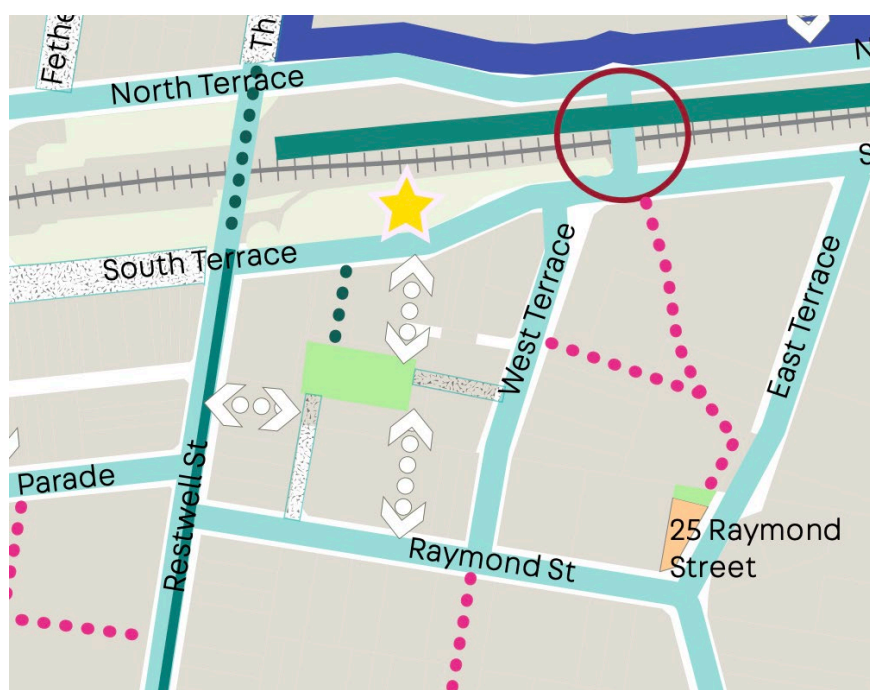
- The Site is governed by several strategic planning documents adopted by Council which set out the future use and intent. The Council has held long term plans to redevelop this site as far back as 2008 in the development of the Bankstown CBD Local Area Plan (adopted Sept 2011). The Adopted Local Area Plan identified the site as High Density Mixed Use, including the feasibility for the redevelopment of the West Terrace Car park.
- This early planning has been later incorporated into other key documents which are summarised below:

Bankstown City Centre Masterplan (BCCMP)

- In 2021 Council adopted the Bankstown City Centre Master Plan (BCCMP) to guide the future growth, housing, infrastructure and sustainability of the centre.
- Three recommendations of relevance within the Masterplan related to the Site are open space, car parking and community facilities:

Open Space Recommendation

- The BCCMP proposes that, in the future, as part of redevelopment of the surrounding private land, a new plaza be developed. The new plaza would link to the City Centre through a network of lanes and arcades, which would connect to the rail and future Metro station.
- Council proposed to retain the B4 Mixed Use Zone, to allow the plaza to be delivered whilst protecting the potential for development on the site. The intent was to maintain development capacity which would allow for Council to obtain funding to re-invest in other infrastructure works across the City Centre.
- Below is an extract from the BCCMP which indicates the small size of the proposed plaza and retention of development potential.



Car Parking Recommendation

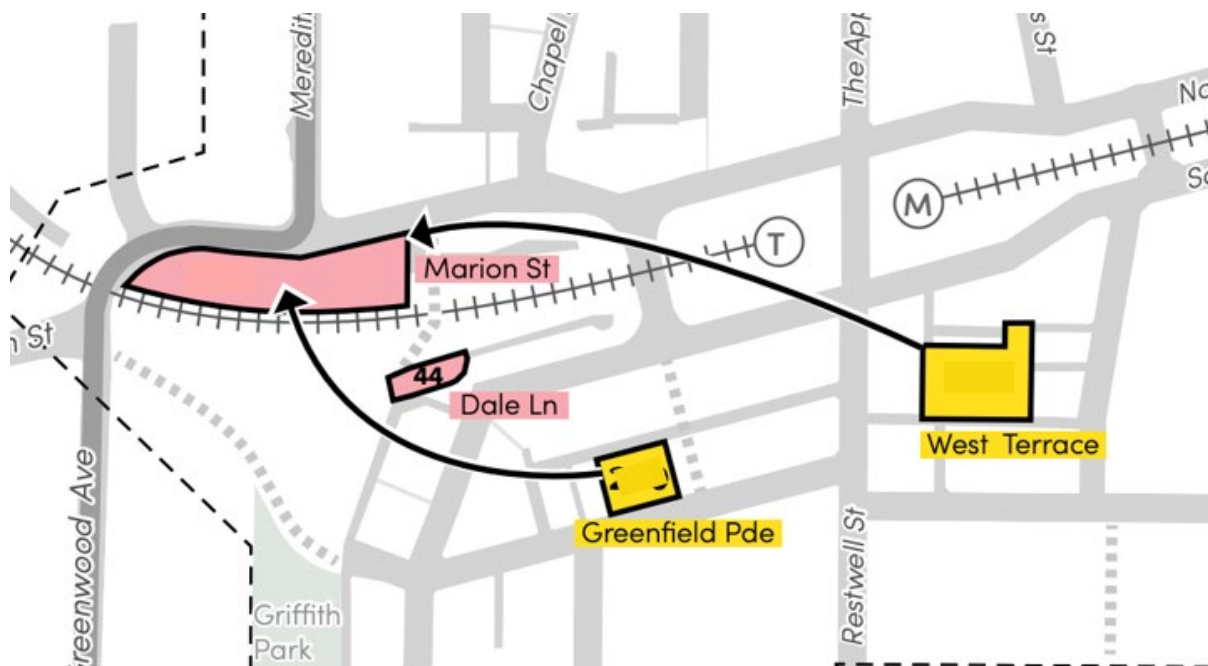
- The BCCMP recognises that the creation of a new plaza and redevelopment will result in the potential loss of car parking on the site. The Masterplan recommends the implementation of the Bankstown Complete Streets (previously adopted by Council in 2019 – see below). This involves the preparation of a Master Plan for Marion Steet Car Park to allow for the consolidation of parking.

Community Infrastructure Recommendation

- The BCCMP recommends the development of a new urban plaza and high-quality mixed-use development on Senior Citizens site.
- As this proposes the loss of the Seniors Citizens building, it was proposed that a new multi-purpose community centre with program space for meetings, gatherings and studying at Griffiths Park.

Bankstown Complete Streets

- In October 2019 Council adopted the Bankstown Complete Streets. This is an integrated transport and streetscape plan to guide street and transport upgrades in Bankstown CBD over the next 15-20 years.
- A key section of the plan was to consider the future of car parking in the Centre. In summary the plan proposes:
 - West Terrace Car Park: Relocation of parking to have greater access to the ring road
 - Parking to be lost to be relocated to either Marion Street or Brandon Avenue to be considered as part of future masterplan for the site (see below).

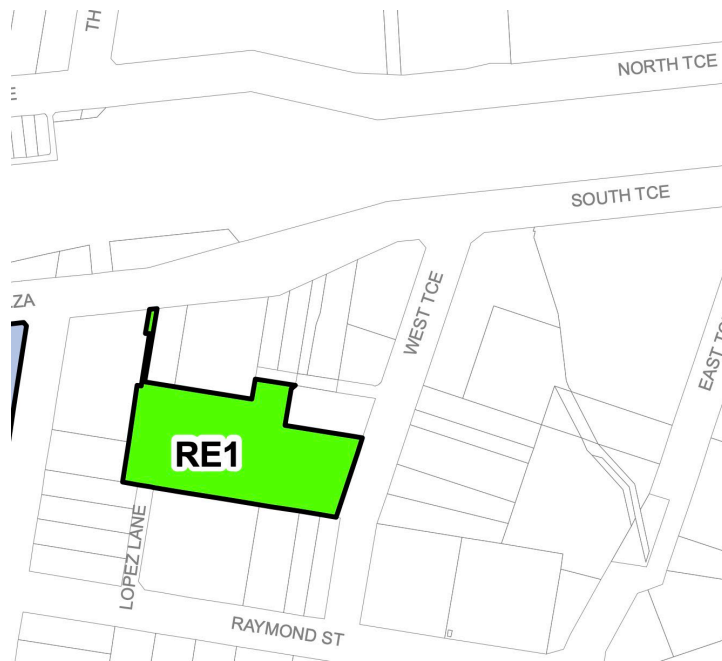


TOD

- While Council had a clear long-term plan in place on how it was to address its land holdings in the Bankstown CBD, much of this was taken out of the control of Council when the NSW Government announced the introduction of the Transit Orientated Development (TOD) accelerated rezoning.
- In December 2023, the NSW Government announced Bankstown as an “Accelerated Precinct”, seeking to fast-track implementation of new planning controls.
- On 16 July, the Department of Planning, Housing and Infrastructure (DPHI) exhibited the Rezoning Package for the Bankstown Accelerated Precinct.
- Whilst the exhibited material largely aligned with the BCCMP in terms of intensification and future growth, it did not provide sufficient clarity with respect to supporting and enabling infrastructure, including the provision of open space.
- In particular, there was NO mention of acquiring West Terrace or converting the entire site including seniors into open space.
- The Bankstown TOD rezoning Proposal was available for public feedback between 16 July and 30 August 2024.
- Council resolved at the 27 August 2024 Council Meeting to make a submission in response to the Bankstown TOD rezoning Proposal.

DISCUSSION

- In late October it came to Council’s attention that the DPHI were considering rezoning a significant Council land holding at 5-7 West Terrace, Bankstown from B4 Mixed Use to RE1 Public Recreation (see RE1 zone shown below).
- There had been no prior communication or correspondence that this was proposed, and this was not identified in the Government exhibition of the rezoning for Bankstown.
- On 18 November Council officers wrote to DPHI objecting to the proposed rezoning to RE1 due to the lack of information provided and not having a formal offer from the Department (Attachment 1).
- The Mayor also wrote to Minister Scully on the same matter (Attachment 2).
- Despite the objection, On 27 November 2024, the Site was rezoned from B4 Mixed Use to RE1 Public Recreation when the *State Environmental Planning Policy Amendment (Bankstown Transport Oriented Development Precinct) 2024* commenced (RE1 Rezoning).



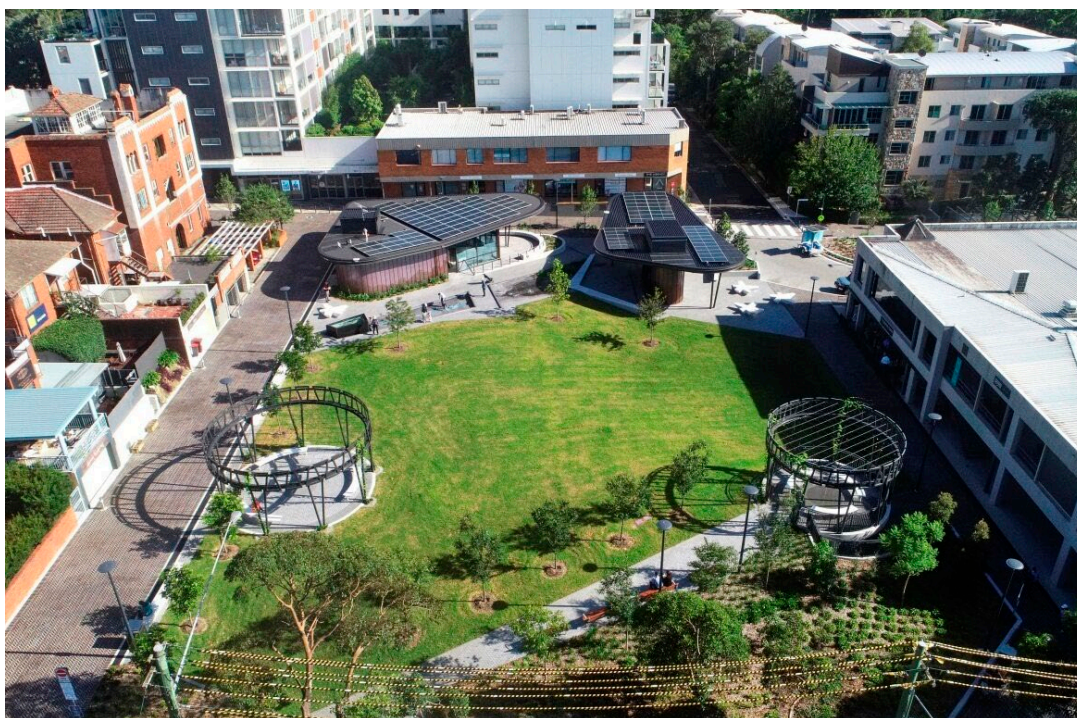
Proposal

- The NSW Government have undertaken the rezoning to support the expected growth in TOD Accelerated Precincts. New public open spaces are being provided under the Parks for People program in Bankstown, Bella Vista and Kellyville.
- As noted previously, Council's plan identified the site as a plaza providing community benefit. While the proposal brings this community benefit forward, it introduces other more immediate impacts.
- On 22 November 2024 the DPHI wrote to Council notifying it of its decision (Attachment 3). In the letter it confirmed:
 - They have proceeded with new planning controls and new open space in the precinct.
 - This will be delivered by a commitment from the NSW Government to invest \$520 million in the TOD accelerated precincts for new and improved open space as well as active transport and pedestrian upgrades.
 - This will involve purchasing land at its existing market value, as well as a collaborative design and delivery approach with the Council.
- Later discussions with Council officers were held where it was understood that:
 - DPHI have significant funds for acquisition of a key site in each of seven (7) key Accelerated Precincts, of which Bankstown is one and this has been allocated in 2025/26 Budget.
 - It is proposed to open the new park to public on 01 July 2026.
 - The Government want to start clearing site on 01 July 2025.
 - Approval will be done via Part 5 provisions and an REF and there will be no DA submitted for the site
- There was no further information on the valuation, or implications of the more immediate loss of car parking on the site.
- On 27 November 2024 the rezoning came into effect.

Implications

- It is important to note that the Council's CBCMP was a long-term aspiration, and Council has not resolved to undertake any of the actions associated with the site at this stage.
- The proposed acquisition of the site fully for open space is not consistent with Council's adopted CBCMP. The Masterplan proposed the partial development of the site to provide sufficient funding to deliver the car parking changes at Marion Street and funding the redevelopment of a new community facility at Griffith Park. Council does not have a funding strategy in place at this time to implement the above changes.
- While early verbal advice was that the final park would be owned by the NSW Government, not Council, later discussions raised the possibility of other options being considered including a lease arrangement.
- Long term maintenance is yet to be resolved but it was initially understood to be the responsibility of the Government as they are proposing to retain ownership. However, it is noted that there have been other discussions that potentially the land will be handed to Council to maintain.
- There has been no discussions on the design of the space or what facilities would be included (play, shelter, toilet facilities etc).
- There are several implications of the proposed acquisition on Council's existing assets which have not been resolved to date.
- In terms of car parking, the proposed acquisition will result in the immediate loss of up to 256 car spaces. Council has not undertaken the necessary planning and design work for Marion Street. It currently does not have a funding strategy in place to provide the significant funding (over \$50M) to construct a new car park.
- While the provision of addition of green spaces in our community is supported, this should not come at the expense of essential parking spaces that support local businesses.
- Parking is vital for our local economy, allowing easy access to shops, restaurants, and services. The proposed removal of these spaces by the Government could harm businesses, which are already struggling economically.
- While no detailed investigation or analysis has occurred, it is considered any new park also has the potential to include some level of car parking located under the park in the basement.
- There are precedents to this form of development, most recently the Lindfield Village Green in the Ku-ring-gai Local Government area. This new park, with basement car parking, was opened in 2022 and included:
 - 5,350 sq m. area (NOTE comparative size to the Council Site)
 - grass area, pavilion, cafe.
 - 241 car park spaces three levels

- Cost approx. \$30M



- A similar project in Prahran, Melbourne involves a 9,000sq park featuring a water feature, public art, public plaza, cafes, outdoor seating areas and 500 space multi-level underground car park



Current Status

- In March 2025 the Federal Government Announced they would be providing \$228.2 million for five public place projects for green and community spaces across the greater Sydney area (Attachment 4).
- While nothing has been formally provided to Council, a briefing note of the Press Conference held on 17 March with both Federal and State Ministers provided the following information:
 - The Australian Government will contribute \$57 million, 100% of the total cost
 - The project will start in mid-2025 and be completed by end of 2026
- This funding does not appear to be additional money but replacing funding that was already committed by the State Government.
- To date, Council staff have not been provided any formal correspondence on the cost of the works, an offer for land acquisition, nor any further detail of delivery of open space on this site.
- On 14 April 2025 Council received a letter from DPHI (Attachment 5). The letter contained very little further clarification. It did propose:
 - *“to enter into a short-term construction lease or licence the land from Council. This will allow for the demolition and construction works associated with delivery of the new park.”*
 - *“Subject to NSW Government approvals, we propose to transfer an agreed value to the Council for the project site.”*

Matters still to be resolved

- At this stage it is unclear of the acquisition and negotiation process, noting in their correspondence that *“Subject to NSW Government approvals, we propose to transfer an agreed value to the Council for the project site.”*
- The most recent correspondence from DPHI refers to transferring an agreed value however no such offer has been provided for Council to consider.
- The State Government are bound by the *Just Terms Act* in any compulsory acquisition of the Site.
- It would not be appropriate to allow a short-term construction lease or licence to allow the demolition of the car park without first:
 - Having a clear agreement on the value of the land
 - Having a clear understanding how the loss of car parking will be managed
 - Having involvement in the design and agreement on the infrastructure and facilities to be provided
 - Having an understanding of the long-term maintenance of the site.
- As noted earlier in this report, Council’s plans for the site were not anticipated to occur for several years. The proposal has accelerated an outcome on the site which has a direct impact on both car parking and the community facility. Council does not have any funds to address both of these, and any possible sale of West Terrace would not fully fund their replacement.

Next Steps

- It is proposed that a meeting be held with DPHI as soon as possible to:
 - Determine the mechanism and process for negotiating the value of acquisition
 - Confirm the total budget for the construction of the new park and associate infrastructure
 - Confirm the difference between funding previously committed by the State Government and that recently announced by the Federal Government
 - Lobby the government to include car parking as part of the design of the new park
 - Determine how Council will be involved in the design process
 - Seek confirmation on the long-term maintenance of the site

- It is also proposed that legal advice and valuations be sought to advise Council on how to manage the negotiation process.

8 GOVERNANCE AND ADMINISTRATION MATTERS

The following items are submitted for consideration -

- | | | |
|-----|---|-----|
| 8.1 | Quarterly Review of the 2024/25 Operational Plan and Budget to 31 March 2025 | 73 |
| 8.2 | Draft Integrated Planning and Reporting Suite – Community Strategic Plan 2036, Delivery Program (2025-29), Operational Plan (2025/26), Resourcing Strategy for Assets, Finance and Workforce, and the Community Engagement Framework, Policy and Toolkit. | 87 |
| 8.3 | Cash and Investment Report as at 31 March 2025 | 117 |
| 8.4 | Naming of New Public Roads at Riverlands Golf Course Development (56 Prescott Parade, Milperra) | 123 |

Governance and Administration Matters - 29 April 2025

ITEM 8.1 **Quarterly Review of the 2024/25 Operational Plan and Budget to 31 March 2025**

AUTHOR **Corporate**

SUMMARY

This report provides the third progress update on CBCity 2025, Council's current Delivery Program and 2024/25 Operational Plan, for the quarter 1 January to 31 March 2025. 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 31 March 2025.
2. Council adopt the quarterly review of the 2024/25 Budget to 31 March 2025, including proposed budget variations [Attachment 2 (Annexure C & H)] - as outlined in this report.

ATTACHMENTS [Click here for attachments](#)

1. Quarterly Review of the 2024/25 Operational Plan and Budget to 31 March 2025
2. March Revision Reports

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- The IPR framework allows councils to plan holistically in a structured suite of integrated plans that set a vision, goals and strategic actions for the future. It sits at the centre of all Council plans and improvement strategies, and all projects, activities and funding allocations should be directly linked to with it.
- The framework comprises:
 - **The Community Strategic Plan** - sits at the top of Council's strategic planning hierarchy and is the highest-level plan that a council will prepare, and it is prepared on behalf of the community. Its purpose is to identify the community's - not Council's - high level priorities and aspirations for the City.
 - **The Delivery Program** - demonstrates how Council will contribute to making the Community Strategic Plan a reality. It is the primary reference point for all activities undertaken by Council during its term of office, determining what is achievable over the next four years, what the priorities are, and how programs will be scheduled.
 - **The Operational Plan** - expands on the Delivery Program by identifying the specific services and projects that Council will provide during one financial year to implement the Delivery Program. It sets rates, fees and charges and also provides the detailed budget for the year, setting out the programs and projects that Council will fund.
 - **The Resourcing Strategy** - support the Delivery Program and Operational Plans by ensuring that the necessary financial, human, and physical resources are available to implement the planned actions. **The Engagement Strategy** ensures that residents and stakeholders have a voice in the planning, development, and delivery of services and policies that affect them.
- The IPR 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 31 March 2025.
- 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.

- The new IPR suite (presented separately in this agenda) represents Council's approach to deal with some of the economic and financial pressures expected to be faced by our City, and to ensure that it has the resources – assets, finance and people – with which to respond.

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 January to 31 March 2025, and separately, to consider the review of Council’s financial results and proposed budget adjustments for the same period.

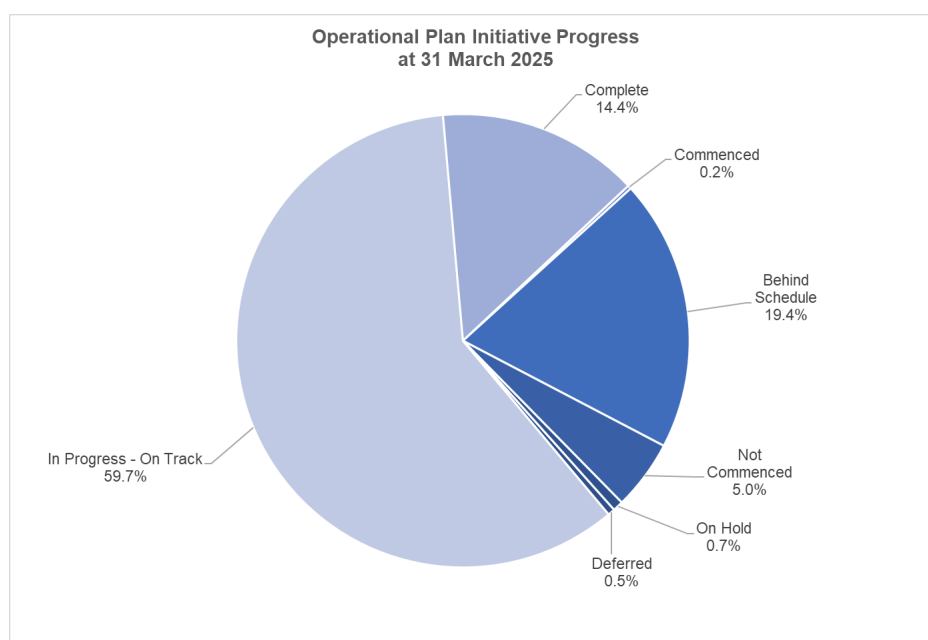
Background

- This report has been prepared in accordance with the requirements of the *Local Government Act 1993* and Integrated Planning and Reporting (IPR) 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.

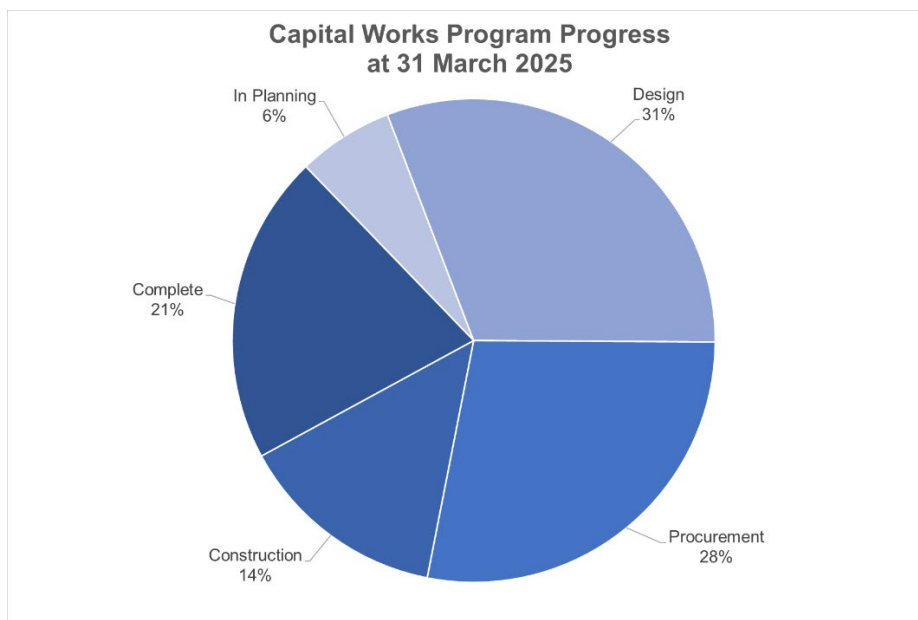
Discussion

PART A - Quarterly progress on the delivery of CBCity2025 to 31 March 2025

- At the close of quarter three, 74.1% of the Operational Plan’s initiatives for 2024/25 were “Completed” or “In Progress - On Track”.



- Initiatives completed during the quarter are covered later in this report.
- Whilst 19.4% of initiatives report being “Behind schedule” strategies have been put in place to bring them into alignment with projected timeframes.
- At the close of quarter three, 21% of Council’s capital works program had been completed, while a further 14% was in construction. Currently, 28% of projects are in the procurement phase and are set to progress to delivery in the coming months.



- Of the 71 completed projects, 34 were roads, bridges, footpaths and traffic management projects, 11 were building projects, 16 were open space projects, five were town centres, two were carparks and three were drainage and water devices.
- Notable capital works achievements this quarter include:
 - Completion of upgrades to soccer amenities buildings at;
 - The Crest, Georges Hall; and
 - Parry Park, Lakemba.
 - Upgrade of Roma Reserve playground in Padstow Heights;
 - Completion of sportsfield upgrades at Beaman Park, Earlwood and The Crest, Georges Hall, along with cricket net upgrades at Graf Park, Yagoona;
 - Completion of Shellcote and Noble Avenue, Greenacre roundabout;
 - Completion of a new pedestrian and bike crossing at Fore Street, Canterbury;
 - Refurbishment of the Lakemba and Punchbowl Children’s Centres; and
 - Construction of the indoor playspace at the MIISC.
- 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 31 March.
- Capital and non-capital highlights for the 1 January 31 March 2025 quarter included:
 - Securing \$877,839 of grant funding towards the cycleway upgrade at Phillips Avenue, Canterbury, under the Active Transport Fund Program provided by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts.
 - Delivering extensive upgrades at The Crest, including a new irrigation system, improved drainage, a re-levelled playing surface, enhanced lighting, upgraded playground facilities, and field improvements. These advancements will significantly enhance playability, particularly during wet conditions, arriving just in time for the eagerly awaited Sikh Games taking place from 18 to 20 April.

- Securing \$500,000 in grant funding from Multicultural NSW to support the delivery of the Lakemba Nights event.
- Successfully delivering the Bankstown Biennale festival of contemporary art.
- Reducing illegal dumping in and around park litter bins in Clemton Park through increased surveillance, signage and lighting. Additionally, the issuing of warnings and fines and reviewing public litter bins has successfully deterred dumpers.
- Celebrating the inaugural *I RUN - running festival* at Lake Gillawarna, with a total of 401 participants for three kilometre, seven kilometre, 14 kilometre and 21 kilometre runs. It was worth noting that 233 of the participants travelled from outside of Canterbury-Bankstown to attend the festival and were very impressed with the quality of the facilities and parklands.
- Addressing a significant regulatory concern on Fitzpatrick Road, Revesby, identifying numerous unregistered vehicles being stored on the nature strip and obstructing pedestrian access. Motor oil was also observed leaking from the vehicles and into gutter, toward the nearby stormwater pit only meters away. A Penalty Infringement Notice was issued with a \$30,000 fine for polluting waters.
- Completing a new children's indoor play centre within the Morris Iemma Indoor Sports Centre, with an official opening planned for early next quarter.
- Adopting the Catchment and Waterways Strategic Plan at the March 2025 Council meeting. The Plan will guide Council's approach to the management of floodplains and waterways within Canterbury-Bankstown. The Plan will support a vision to be a water sensitive City through four focus areas:
 - Floodplain and Flood Risk Management;
 - Urban Water Management and Waterways Health;
 - The Natural Environment; and
 - Governance.

PART B – March 2025 Quarterly Budget Review

Financial Performance

- Following is a review of the third quarter financial performance, Council’s broader financial position continues to convey a sound and stable position and generally compares well to its budget estimates.
- At this point in the financial year, this quarterly review tends to focus on adjustments that:
 - 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 March 2025 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 (Excl Capital Grants and Contributions)	399.0	-	(4.4)	394.6	4.2	398.8	3.3	402.1		
Total Operating Expenses (Excludes Depreciation Expenses)	322.1	15.6	11.4	349.2	3.7	352.9	(0.7)	352.2		
Net Operating Result Before Capital Grants and Contributions	76.8	(15.6)	(20.0)	45.4	0.5	45.9	4.0	49.9	-	-
Add: Capital Grants and Contributions	31.8	-	57.8	89.6	4.5	94.1	8.7	102.8		
Less Depreciation Expense - Funded	(52.2)	-	-	(52.2)	-	(52.2)	-	(52.2)		
Less Depreciation Expense - Unfunded	(44.8)	-	(4.2)	(49.0)	-	(49.0)	-	(49.0)		
Net Operating Result for the Year	11.6	(15.6)	37.8	33.8	5.1	38.9	12.6	51.5	-	-

- As noted, Council’s revised Operating Result is expected to be a surplus of \$51.5 million. Once adjusted for capital grants and contributions - Council’s net operating result before capital grants and contributions is negative \$51.3 million. Councillors should note that this result:
 - Accounts for projects/programs totalling \$15.6 million carried over from 2023/24 and completed in 2024/25. These projects/programs have been funded from dedicated funding held in reserves to complete them; and
 - Includes Depreciation Expense – a non-cash item – totalling \$101.1 million.
- Importantly, Councillors should also note that Council’s Cashflow from Operating Activities is positive \$149 million – refer to Cash Flow / Working Fund section below.

- A summary of the Budget Variations and Adjustments to Council's Budget are as follows:

September 2024 Quarter Budget Review

Description	Budget Variations \$000	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	

December 2024 Quarter Budget Review

Description	Budget Variations \$000	Funding
Income Variations		
Grants & Contributions - Operating	880	General Funds
Grants & Contributions – Capital	4,516	Grant Funded – Capital Works
Roads User Charges and Fees	700	General Funds
Interest & Investment Income	1,200	Part Restricted for External Restrictions
Insurance Proceeds - Legal matters	1,300	General Funds
Other – Various	165	General Funds
Income Variations	8,761	
Operating Expenditure Variations		
Fees - Legal matters	1,400	General Funds
Grants & Contributions - Operating	880	General Funds
Roads Maintenance costs	700	General Funds
Other - Various	719	Part Restricted for External Restrictions
Operating Expenditure Variations	3,699	
Net Variations – December Quarter	5,062	

March 2025 Quarter Budget Review

Description	Budget Variations \$000	Funding
Income Variations		
Grants & Contributions – Capital	8,682	Grant Funded – Capital Works
Interest & Investment Income	2,015	Part Restricted for External Restrictions
Events income	592	Part Restricted for External Restrictions
Fines income	300	General Funds
Legal Fees Recovery - Rates & Annual Charges	300	General Funds
Rates - 603 Certificates income	50	General Funds
Income Variations	11,939	
Operating Expenditure Variations		
Loan interest expense	(845)	Internal Reserves
Agents Commissions	300	General Funds
Street Tree Maintenance	(250)	Internal Reserves
Other - Various	98	General Funds
Operating Expenditure Variations	(697)	
Net Variations – December Quarter	12,636	

- 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; and
 - Reflects Grants and 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.

- 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.

As Councillors would be aware, this is common issue for many councils – and their ongoing ability to generate adequate recurrent general funds to meet the long-term replacement of infrastructure asset.

At present, the replacement value of Council’s infrastructure asset base is around \$6.2 billion – with an annual Depreciation Expense of around \$103 million. Council’s current long-term funding strategy provides around \$52 million to replace assets – as and when required. Whilst the available funding is quite substantial – it is still somewhat short of the required level.

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 require Council to consider its financial capacity to continue to both balance and address the compounding issues of rate pegging on operating costs and growth in its asset management obligations. These issues are dealt with in Council's Financial Management Strategy and Long-Term Financial Plan.

- 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 June quarterly budget review.
- Further Council is implementing a number of enhancements in its waste operations to address key waste and recycling issues and to prepare for the many upcoming changes in the waste sector. The enhancements will largely be carried out by new/additional Council staff, particularly:
 - Three full time equivalent (FTE) staff to focus on addressing illegal dumping. Two are already in the structure, however, they were funded through a grant which has come to an end. All are fully funded from the Domestic Waste Charge.
 - One FTE to improve waste outcomes in developments by assessing DA's and providing expert advice on appropriate infrastructure and services. This is fully funded from the Domestic Waste Charge.
 - One FTE to focus on developing and implementing future waste plans and strategies and will lead the planning for Council's FOGO program. It will be fully funded from the Domestic Waste Charge.
 - 0.8 FTE to focus on reducing contamination in recycling bins. It will be fully funded from the Domestic Waste Charge.

As noted, all these above positions will be funded from Council's Domestic Waste Reserve – and thereby having no direct financial impact on general funds. On that basis, Council's organisational structure will increase – in net terms - by 3.8 FTEs. Council's structure will be set at 1,491 FTEs being 1,482 permanent FTEs and nine temporary grant funded FTEs.

Capital Expenditure (CAPEX)

Council's proposed variations to its capital budget for the March 2025 Quarter are as follows:

Description	March Recommended Changes \$,000
Buildings	35
Drainage Conduits	818
Town Centres	35
Pathways and Boardwalks	878
Traffic Management	247
Operational Assets	(1,900)
Total	113

- Council's CAPEX is now expected to be \$285.0 million, a net increase of \$0.1 million to that previously adopted.
- The CAPEX variations include projects that have received additional grant funding during the March quarter.
- After a detailed review of the capital works program, a number of projects have been deferred and have now been rescheduled to 2025/26. These adjustments are a part of Council's ongoing review which ensures that the capital works and acquisition program reflects the planned pattern of expenditure.
- Naturally – and as is the case each financial year – a number of projects will not have been completed as at 30 June 2025, being Council's annual financial reporting date. This is simply a timing issue in that Council is required to quantify the amount/value of "carryover works" and account for them in the following financial year (2025/26). Required funding for all "carryover works" will be held as cash reserves and utilised in 2025/26 to complete the projects – and thereby presenting not financial impact on Council's 2025/26 Budget process.
- A comprehensive summary of Council's Capital Expenditure budget is attached – Attachment 2 (Annexure G) - and a listing of all capital budget variations for the quarter are noted in Attachment 2 (Annexure D).

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 March Quarter \$M	Actuals March Quarter \$M
Cash Flows from Operating Activities			
Add: Receipts	430.7	504.9	351.0
Less: Payments	(317.4)	(355.5)	(208.9)
Net Cash Flows from Operating Activities	113.3	149.4	142.0
Cash Flows from Investing/Financing Activities			
Add: Proceeds from the Sale of Assets	1.3	1.3	0.5
Add: Loan Borrowings	44.0	44.0	44.0
Less: Acquisition of Assets	(115.5)	(285.0)	(79.2)
Less: Loan Repayments	(1.1)	(0.6)	(0.3)
Net Cash Flows from Investing/Financing Activities	(71.3)	(240.2)	(35.1)
Net Cash Flow	42.0	(90.8)	107.0
Cash Reserve Movements			
Add: Cash Reserves Utilised for Specific Projects/Programs	129.7	415.1	120.7
Less: Cash Restricted for Specific Projects/Programs	(171.7)	(324.3)	(227.7)
Net Cash Reserve Movements	(42.0)	90.8	(107.0)
Net Cash Flows / Working Fund for the Period	-	-	-

- The following provides a summary of Council’s Cash and Investments for the period.

Cash & Investments – for the year ending 30 June 2025

Description	Original Budget \$M	2023/24 Actual \$M	March Quarter \$M
Closing Balance - Cash & Investments	432.9	531.0	440.1
Less: Internal Restrictions	(186.3)	(225.2)	(195.5)
Less: External Restrictions	(240.7)	(302.3)	(241.1)
Closing Balance - Unrestricted Cash	5.9	3.5	3.5

- Councillors will note that Council has 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.
- A comprehensive summary of Council’s cash flow for the period is attached – Attachment 2 (Annexure E).

Ratios and Restrictions

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

	Industry Benchmark	March Quarter
Operating Performance	>0%	(12.76%)
Debt Service Cover Ratio	>2.0	26.34
Unrestricted Current	>1.50	2.18
Own Source Operating Revenue	>60%	77%
Cash Expense Cover	>3 mths	15.10 mths
Capital Expenditure Ratio	>1	2.82

- In finalising Council's March 2025 Quarterly 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 \$195.5 million and \$241.1 million respectively.
- Further detailed analysis regarding the March review, including the Quarterly Budget Review Statements, is provided in Attachment 2.

Conclusion

- 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 - 29 April 2025

ITEM 8.2 **Draft Integrated Planning and Reporting Suite – Community Strategic Plan 2036, Delivery Program (2025-29), Operational Plan (2025/26), Resourcing Strategy for Assets, Finance and Workforce, and the Community Engagement Framework, Policy and Toolkit.**

AUTHOR **City Future**

SUMMARY

The *Local Government Act 1993 (Sect 406)* requires all councils to prepare a suite of Integrated Planning and Reporting (IPR) documents comprising:

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

The IPR documents must be reviewed regularly to monitor progress towards projected outcomes and in particular, must be reviewed following a Council election.

This report presents new and revised IPR documents for public exhibition.

RECOMMENDATION That -

1. In accordance with Section 406 of the *Local Government Act 1993*, the following draft Integrated Planning and Reporting documents be placed on public exhibition:
 - CB2036 - Community Strategic Plan;
 - CBCity2029 incorporating the Delivery Program 2025-29 and the 2025/26 Operational Plan including 2025/26 Budget, Revenue Policy, Pricing Policy and Schedule of Fees and Charges;
 - Resourcing Strategy (Assets, Finance and People/Workforce); and
 - Community Engagement Framework, Charter, Policy and Toolkit.
2. Council notes the Rates Harmonisation path for both former Council rating structures, as outlined in this report.
3. The proposed Rating and Annual Charges for 2025/26 as outlined in Annexures F and G (forming part of Attachment 2 to this report) be exhibited. The proposal is based on the following:

- (i) Council's ordinary rates for 2025/26 making provision for an ad valorem structure and an increase to Council's general income equivalent to the percentage of 7.1%, being a 2.5% rate peg increase plus a 4.6% special rate variation increase as determined by the Independent Pricing and Regulatory Tribunal (IPART).
- (ii) A Minimum Ordinary Residential Rate of \$1,086.80 in respect of each separate parcel of rateable land in the City categorised as Residential land.
- (iii) A Minimum Ordinary Business Rate of \$1,086.80 for each parcel of rateable land in the City categorised as Business.
- (iv) Council notes its earlier decision regarding Business Sub-Categories, and adjustments to the business ad valorem rates as outlined in this report.
- (v) Annual charges from Domestic Waste collection be set at \$620.00 for all Residential properties.
- (vi) Annual charges from Trade Waste collection be set at \$620.00 for all Business properties in the former City of Canterbury.
- (vii) The maximum mandatory pensioner rebate of \$250.00 per annum. In addition, Council continue to provide a further voluntary rebate, which equates to \$40.00 per annum in accordance with Council's 'Rates and Charges Debt Recovery and Hardship Assistance Policy'.
- (viii) Annual Charges for Stormwater Management Services as follows:
 - **Residential Properties**
 - Annual Residential Charge of \$25.00 per property.
 - Annual Residential Strata Charge of \$12.50 per property.
 - **Business Properties**
 - Annual Charge of \$25.00 per property plus an additional \$25.00 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres.
 - **Mixed Development**
 - Adopt the dominant Rating category as applied to the parcel of land as determined by the Valuer General and apply to each relevant property.
 - In the event that a mixed development is 50% residential and 50% business, Council will apply a residential charge.

- **Exemptions**

In addition to the exemptions stipulated in the *Local Government Act 1993* and the *Local Government (General) Regulation 2021*, the following exemptions will also apply in managing the service:

- Council-owned land;
 - Bowling and Golf Clubs - where the dominant use is open space;
 - Properties zoned:
 - Open space 6(a);
 - Private Recreation 6(b); and
 - Rural
4. A maximum rate of interest on overdue rates and charges as specified by the Minister for Local Government be applied.

ATTACHMENTS

[Click here for attachments](#)

1. Draft CB2036 - Community Strategic Plan
2. Draft CBCity2029 - Delivery Program 2025-29 and Operational Plan 2025/26
3. Draft Financial Management Strategy 2025-35
4. Draft Asset Management Strategy 2025-35
5. Draft People Strategy 2025-29
6. Draft Community Engagement Framework
7. Draft Community Engagement Charter
8. Draft Community Engagement Policy
9. Draft Community Engagement Toolkit

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- The Integrated Planning and Reporting (IPR) framework allows councils to plan holistically in a structured suite of integrated plans that set a vision, goals and strategic actions for the future. It sits at the centre of all Council plans and improvement strategies, and all projects, activities and funding allocations should be directly linked to with it.
- The incoming Council must revisit the suite within nine months of the Local Government elections so that it always remains current and relevant for Council and the community.
- This report presents the new suite of documents for public exhibition comprising:
 - **The Community Strategic Plan (CB2036)** - sits at the top of Council's strategic planning hierarchy and is the highest-level plan that a council will prepare, and it is prepared on behalf of the community. Its purpose is to identify the community's - not Council's - high level priorities and aspirations for the City.
 - **The Delivery Program (CBCity 2029)** - demonstrates how Council will contribute to making CB2036 a reality. It is the primary reference point for all activities undertaken by Council during its term of office, determining what is achievable over the next four years, what the priorities are, and how programs will be scheduled.
 - **The Operational Plan (2025/26)** - expands on the Delivery Program by identifying the specific services and projects that Council will provide during one financial year to implement the Delivery Program. It sets rates, fees and charges and also provides the detailed budget for the year, setting out the programs and projects that Council will fund.
 - **The Resourcing Strategy (for Assets, Finance and People/Workforce)** - support the Delivery Program and Operational Plans by ensuring that the necessary financial, human, and physical resources are available to implement the planned actions.
 - **The Engagement Strategy** ensures that residents and stakeholders have a voice in the planning, development, and delivery of services and policies that affect them.

STRATEGIC IMPACT

- The IPR suite meets Council's legislative obligations and facilitates informed decisions that align with the community needs and priorities.
- It maintains a focus on long-term strategic outcomes for the City, and through continued review and updating, ensures Council services remain relevant and effective over time.
- The revised IPR suite represents Council's approach to deal with some of the economic and financial pressures expected to be faced by our City, and to ensure that it has the resources – assets, finance and people – with which to respond.

DETAILED INFORMATION

Purpose

- Communities do not exist in isolation – they are part of a larger natural, social, economic and political environment. Council’s plans and strategies also do not exist in isolation – land use and infrastructure planning support social, environmental and economic outcomes, and vice-versa – they are all connected and must therefore be integrated.
- Under the *Local Government Act 1993*, Councils are required to develop a hierarchy of plans known as the IPR Framework. IPR requires councils to draw their various plans together and understand how they interact. IPR also acknowledges that the City is constantly changing and that decisions made now may have a long ‘lead’ time before they are realised in the future.
- All documents are based on ongoing and specific community engagement activities to ensure that the IPR documents continues to reflect community and stakeholder priorities and aspirations.

Background

- Council’s IPR Suite is structured around **seven Destinations** or key themes.
 1. Safe and Strong;
 2. Clean and Green;
 3. Prosperous and Innovative;
 4. Moving and Integrated;
 5. Healthy and Active;
 6. Liveable and Distinctive; and
 7. Leading and Engaged.
- IPR documents must be reviewed regularly to monitor progress towards projected outcomes. This report presents the following draft IPR documents for public exhibition:
 - CB2036 – revised community strategic plan for Canterbury Bankstown to 2036;
 - CBCity 2029 incorporating the Delivery Program 2025-29 and 2025/26 Operational Plan, 2025/26 Budget, Revenue Policy, Pricing Policy and 2025/26 Schedule Fees and Charges;
 - 2025-35 Asset Management Strategy;
 - 2025-35 Financial Management Strategy; and
 - 2025-29 People (Workforce) Strategy; and
 - Revised Community Engagement Framework, Charter, Policy and Toolkit.

Discussion

Community Strategic Plan – CB2036

- Canterbury-Bankstown’s Community Strategic Plan CB2036, sits at the top of Council’s planning hierarchy and is the highest-level plan that councils prepare on behalf of the community. Its purpose is to identify the community’s priorities and aspirations for the future and to provide direction to achieve outcomes. Council, other government and

non-government stakeholders in the City and the community themselves are all responsible for implementing the plan.

- The Community Strategic Plan – CB2036:
 - Underpins all we do at Council, ensuring that successive terms work towards agreed outcomes;
 - Links to plans in other levels of government;
 - Provides the base on which to prepare Delivery Programs, annual Operational Plan and supporting resourcing strategies; and
 - Is a catalyst for collaboration, advocacy and future funding.

- Community engagement on the issues addressed by the Community Strategic Plan has been undertaken via community satisfaction surveys in recent years and an online survey in February 2025 through Council’s Have Your Say portal, which established that:
 - The community reaffirmed the Community Vision of a *Thriving, Dynamic and Real*;
 - The majority of the community still align or partially align with the vision – and where they differed, they often offered different words with similar meaning;
 - When considering the key themes or destinations in the plan, all themes had strong levels of support, with the highest priorities identified as Safe and Strong and Clean and Green; and
 - When considering the most important issues for the City to address, the top were – addressing crime and safety, keeping up with increasing costs of living and managing litter and rubbish.

- Following on from this engagement, the Community Strategic Plan has been reviewed to reflect:
 - Changes in planning and policy at an international, national, state, regional and local level; and
 - Progression in our journey as a city – our story, our places and people.

- As a result of community engagement and the above review, the following is a summary of changes to the document:
 - Key information about the city and its people has been updated;
 - Key information about Council’s role in delivering the CSP has been updated;
 - Stories reflecting the experiences of our diverse community as we move towards 2036 have been reviewed and a 2025 update added;
 - Changes in the transformative projects that will represent the City’s arrival at our vision to reflect changes in City priorities, these are:
 - *Safe and Strong* - Completion of the Campsie Hub (previously “We are a Child Friendly City”, on which good progress has already been made)
 - *Clean and Green* - The City has its own solar farm (no change);
 - *Prosperous and Innovative* - Our vibrant night-time economy attracts visitors and investment to the City (previously “A network of smart infrastructure in constructed across the City”, updated due to large focus on the night-time economy);
 - *Moving and Integrated* - There is a rapid transport connection between Kogarah and Parramatta via Bankstown (no change);
 - *Healthy and Active* - Canterbury and Bankstown-Lidcombe Hospitals are transformed into state-of-the-art facilities (no change);

- *Liveable and Distinctive* - Our town centres are known for their cleanliness and amenity (previously “Our town centres are transformed through the Complete Streets approach”, updated as Bankstown Complete Streets plan has been completed, and Campsie Complete streets plan is nearing completion) ; and
 - *Leading and Engaged* - Digital innovation improves customer experience across all levels of government (previously “A collaboration is formed where local and state services are delivered through a single lens”, updated to expand on the scope of service innovation that is now possible); and
 - Updated measures of success to reflect changes in priorities and data availability, including where data is required from other organisations/ levels of government.
- The Draft revised CB2036 is Attachment 1 to this report.

Delivery Program - 2025-29

- The Delivery Program examines the important issues facing the Council and outlines the priorities for the Council term to ensure that services continue to meet community expectations in terms of quality and value for money.
- The priorities for the Delivery Program were set following a following a comprehensive review and research process:
 - A review of the previous Delivery Program to identify which priorities had been achieved, which had been partially achieved, and which priorities had shifted or were no longer priorities;
 - An online community survey on the Have Your Say portal, asking community members to rank their top priorities (the community identified addressing crime and safety, managing litter and rubbish, having clean and attractive streets and town centres, having modern and upgraded community facilities and balancing population growth with quality development as the top priorities under Council’s responsibility);
 - A Councillor workshop was held to ensure the priorities they had heard from their constituents were considered and incorporated into the Delivery program, and subsequently addressed through programs in the Operational Plan; and
 - A review of other policy, community, industry and funding and resourcing changes likely affecting the coming four years of Council’s business planning.
- Draft CBCity2029 which contains the Delivery Program is Attachment 2 to this report.

Operational Plan – 2025/26

- The Operational Plan expands on the Delivery Program by identifying the specific services and projects that Council will provide during one financial year to implement the Delivery Program.
- The 2025/26 Operational Plan was developed through an extensive six-month planning process that took into account:
 - Consideration of the identified Delivery Program priorities (see above);
 - Progress on the delivery of the 2024/25 Operational Plan;
 - Consideration of actions arising from Council meetings during the course of the preceding financial year;

- One-on-one meetings with Managers and staff to understand emerging industry trends, service shifts, community feedback and operational changes affecting the business;
 - Consideration of available funding and resourcing to deliver identified actions;
 - A review of service measures, considering updated Community Strategic Plan measures, availability of data and changes in service focus to ensure that the new measures were the best possible representation of service performance.
- For the 2025/26 financial year, the Plan has identified numerous capital renewal and initiative projects including:
 - Building on the progress made in the last 12 months on planning the new Campsie Hub and Panania Library and Knowledge Centre;
 - Progressing the Roberts Park Community Hub and open space enhancements in Greenacre;
 - Designs for Belmore and Lakemba town centres;
 - Designs for new shared pedestrian and cycle bridges at Bayview Avenue, Earlwood; Charles Street, Canterbury; and Karool Avenue, Earlwood;
 - Delivery of projects commenced in 2024/25 including the new Canterbury Leisure and Aquatic Centre; Thurina Park Community Centre, Villawood; new sports amenities buildings at Allum Park, Greenacre and Waterworth Park, Earlwood; and New sports lighting at Memorial Oval, Bankstown;
 - Continuing the creation of five new destination play spaces at Deepwater Park, Milperra; Ewen Park, Hurlstone Park; Lambeth Reserve, Picnic Point; Wiley Park, Wiley Park; and Tasker Park, Canterbury, and many more other new play spaces;
 - Continuing with the delivery of new playgrounds at Abbott Park, Chester Hill; Austin Reserve, Picnic Point; Brancourt Reserve, Bankstown; Fairmont Street, Lakemba; Jack Cheshier Reserve, Kingsgrove; Ken McLean Reserve, Belmore; Thomas Street Reserve, Revesby Heights; and Werona Avenue, Punchbowl;
 - New playgrounds at Gillman Reserve, Yagoona; Gosling Park, Greenacre; Schofield Reserve, Earlwood;
 - A new pump track at Deepwater Park, new sports lighting at Graf Park, Yagoona; new tennis court surface at Lees Park, Ashbury; new sports amenities at Bill Delauney Reserve, Revesby Heights;
 - Investing in road and footpath projects including the creation of priority active transport links between East Hill Town Centre and Deepwater Park and upgrade to the path network within Deepwater Park;
 - For the 2025/26 financial year, the Plan has identified numerous services and initiatives including:
 - Exciting projects to enliven and grow investment including trialling special entertainment precincts in Bankstown and Campsie, and attracting investment into the Bankstown CBD to complement current and future major developments;
 - Delivering projects to grow a vibrant night time economy including marketing and promotional campaigns to attract visitors to key night time centres; and achieving new accreditation for Haldon Street, Lakemba, under the NSW Government's Purple Flag Initiative;
 - Bringing more arts and cultural events to the City including the very popular Bankstown Biennale arts event, and delivering our Major Events program throughout the year;

- Capitalising on digital innovation opportunities for communications, online booking, and customer requests, and using and investigating use of artificial intelligence (AI) in several service areas including the pre-lodgement phase for development, and to detect road defects and contaminated recycling;
 - Developing and implementing programs that build community pride and ownership in town centres, such as We Like Our Town Centres Litter Free program;
 - Promoting our Mobility Map which identifies accessible amenities, facilities and sites across the City;
 - Providing assistance to job seekers with disability through skills development training and mentoring;
 - Helping our community to understand the problems of urban heat, safe food handling at public events, and of incorrect disposal of batteries;
 - Advocating for good community outcomes on State and regionally significant projects including Sydney Metro Line upgrade (including East West Pedestrian and Cycle Link), and the new Bankstown Hospital development; and
 - Inspiring our people, promoting volunteerism, forming a Youth Advisory Committee, and implementing a new Social Justice Charter.
- For a complete list of projects and services to be delivered in 2025/26 they are contained in the Draft CBCity2029 as Attachment 2 to this report.

Resourcing Strategy

- The Resourcing Strategy ensures that Council has all of the resources it needs to deliver on its commitment to the community. It comprises a ten-year Asset Management Plan, ten-year Long Term Financial Plan and a three-year Workforce Strategy. The Resourcing Strategy ensures that Council has all of the resources it needs to deliver on its commitment to the community.

Financial Management Strategy (FMS) and Long-Term Financial Plan (LTFP) - to 2035

- Council's Financial Management Strategy (FMS) and Long-Term Financial Plan (LTFP), sets out the parameters which looks to respond to the ongoing challenges to long term financial sustainability, and manage liabilities for future generations.
- At present, Council's financial position is considered sound – particularly from a cashflow perspective. That said – and despite Council's approved Special Rate Variation (SRV) - Council LTFP foreshadows ongoing long-term financial challenges.
- A comprehensive assessment of Council's long-term financial plan and its financial strategy is set out in this document.
- The Financial Management Strategy document is Attachment 3 to this report.

Asset Management Strategy – to 2035

- The Asset Management Strategy (AMS) serves as a critical element of the resourcing strategy, which, in conjunction with the Workforce Management Strategy and the Long-Term Financial Plan (LTFP), provides essential assumptions and context to facilitate the execution of the Council's programs and services.

- This strategy delineates the methods by which the Council's assets will be enhanced, maintained, rationalised, replaced, or renewed, thereby ensuring the attainment of the necessary service levels aligned with community outcomes. Such actions are consistent with the objectives outlined in the Community Strategic Plan (CSP) and aim to achieve the most cost-effective outcomes.
- Furthermore, the AMS identifies critical assets for the Council and conducts a risk assessment to evaluate the implications of potential asset failures.
- Levels of service are fundamental business drivers for asset planning, accompanied by technical requirements that guarantee the sustainability of assets. These assets encompass various entities, including roads, water and sewer systems, drainage systems, bridges, footpaths, buildings, recreational facilities, parks, and gardens.
- Additionally, the AMS specifies the actions required to enhance the Council's asset management capabilities and outlines the projected resource requirements and timelines necessary for implementation.
- The Asset Management Strategy document is Attachment 4 to this report.

People (Workforce) Strategy – to 2029

- The People Strategy 2025–2029 outlines Council's approach to enhancing our workforce to deliver services to our evolving community. This strategy is structured around four key priority areas: **Leadership, Culture, Capability, and Performance**.

Leadership: We are committed to building confident, capable, and accountable leaders who reflect the values of our community. This priority focuses on aligning leadership development with Council's Purpose and Ambition, enhancing change capabilities, cross functional collaboration and recognition and engagement of our people.

Culture: We will cultivate a purpose-led organisational culture that puts people at the centre. This involves embedding Council's Purpose and Ambition into daily operations, strengthening a customer-centric mindset, and fostering psychological safety and wellbeing.

Capability: We will invest in developing a future-ready workforce equipped to meet the needs of a growing and diverse community. This includes identifying emerging skills gaps, expanding learning and development opportunities, growing digital capability, and introducing multiskilling initiatives to enable greater agility and resilience.

Performance: We will drive high performance and continuous improvement to deliver better outcomes for our community. This involves investing in digital transformation, developing customer focused service platforms, leveraging data and AI to inform decision-making, and streamlining processes to improve efficiency and enhance service delivery.

- The People (Workforce) Strategy document is Attachment 5 to this report.

Community Engagement Framework, Charter, Policy And Toolkit

- Under Section 402A of the Local Government Act 1993 all councils in NSW are required to develop and implement a Community Engagement (CE) Strategy. Council's CE Strategy is comprised of a CE Policy, CE Framework, CE Toolkit and CE Charter, together with the Community Participation Plan, which guides development assessment and planning processes.
- The CE Policy, CE Framework and CE Toolkit have all undergone minor revisions in 2025. In addition, a CE Charter has been developed, which outlines the key principles that guide Council's engagement. These principles are timely, open, clear, accessible, responsive and inclusive and have been informed by community feedback during Council's 2023 CE Review.
- The Community Engagement Framework, Charter, Policy and Toolkit documents are Attachments 6, 7, 8 and 9 to this report.

Exhibition

- The draft IPR suite will be exhibited for comment from 5 May to 1 June 2025, including activities such as:
 - Dedicated Have Your Say page for feedback;
 - Social media posts;
 - Ethnic newspaper/s;
 - Posters/leaflets at Customer Service Centres, Library and Knowledge Centres and Leisure and Aquatic Centres directing users to the Have Your Say page; and
 - Electronic messaging to key networks including community and sporting groups and business networks.

FINANCIAL MANAGEMENT

Economic Context

- Council's Financial Management Strategy (FMS) and Long-Term Financial Plan (LTFP), sets out the parameters which looks to respond to the ongoing challenges to long term financial sustainability, and manage liabilities for future generations.
- At present, Council's financial position is considered sound – particularly from a cashflow perspective. This is largely attributable to Council's effective method of financial management – particularly its balanced approach to managing its costs, liabilities, and servicing demands.
- That said – and despite Council's approved Special Rate Variation (SRV) - Council LTFP foreshadows ongoing long-term financial challenges, particularly in terms of its ability to optimally maintain and replace its infrastructure asset base of around \$6.2B.

- As has been discussed at length – like all councils – we too continue to feel the effects of several long-standing policies which continue to erode Council’s ability to ‘keep-up’ with the growth in operating costs and our limited ability to expand our income base.
- The broader economic/external environment we operate in is having a significant influence on our operation, particularly issues such as:
 - Limited/reducing Government funding/grants
 - Inflationary pressure
 - The impact of increasing non-discretionary costs such as energy costs, levies and the current labour market
 - Lack of suppliers, inflated contract/tender pricing and prevailing weather conditions
 - Revaluation of assets and its impact on the cost of replacing/renewing assets
 - Government cost-shifting
 - The effects of IPART’s fixed rate-peg for Council – set at 2.5% - despite the general IPART increase being 5.5%.
- Remaining financially sustainable is paramount. Notwithstanding the above, Council’s long-term financial plan demonstrates a balanced approach to managing its long-term fiscal position, it also conveys the relevant strategies to managing some of the challenges we will face – and importantly need to address - over the next decade.

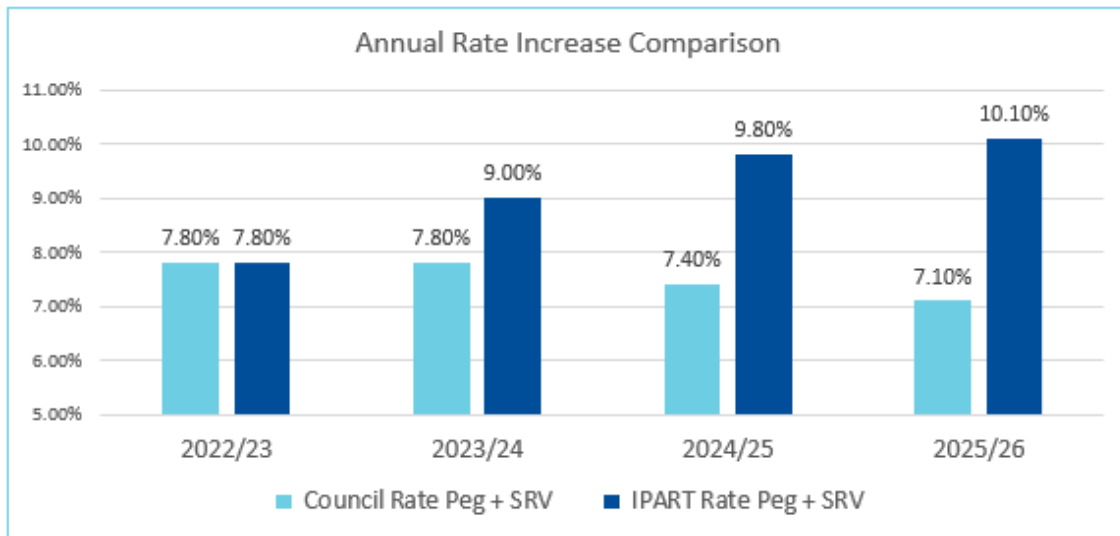
Current Financial Position

- As indicated, Council’s current financial position is considered sound – particularly from a cashflow perspective.
- Councillors would be aware, in 2021, IPART approved Council’s SRV – and provided the very basis for it to both address the former Council’s financial constraints and its longer-term financial challenges – and importantly create a well-balanced path towards financial sustainability.
- At the time - Council’s LTFP provided the appropriate balance and surety to safeguard Council’s financial sustainability – and importantly have the capacity to fund around 80% of our depreciation expense, an amount considered quite sound and appropriate to manage Council’s ongoing Long-term asset management requirements.
- That said – and since implementing Council’s SRV - the broader economic landscape and the constraints imposed on Council’s SRV (rate-peg component) by IPART have placed further financial pressure on Council’s longer-term financial forecast – particularly its ongoing ability to both renew and replace its current \$6.2 billion infrastructure asset base.
- By way of background – when approving Council’s SRV back in May 2021 – IPART set Council’s rate-peg for the duration of the SRV period, being for a four (4) year period. Given the broader economic climate – particularly increasing inflation and interest rates – subsequent rate-peg increase for NSW Councils have been significantly higher than that set by IPART for Council.

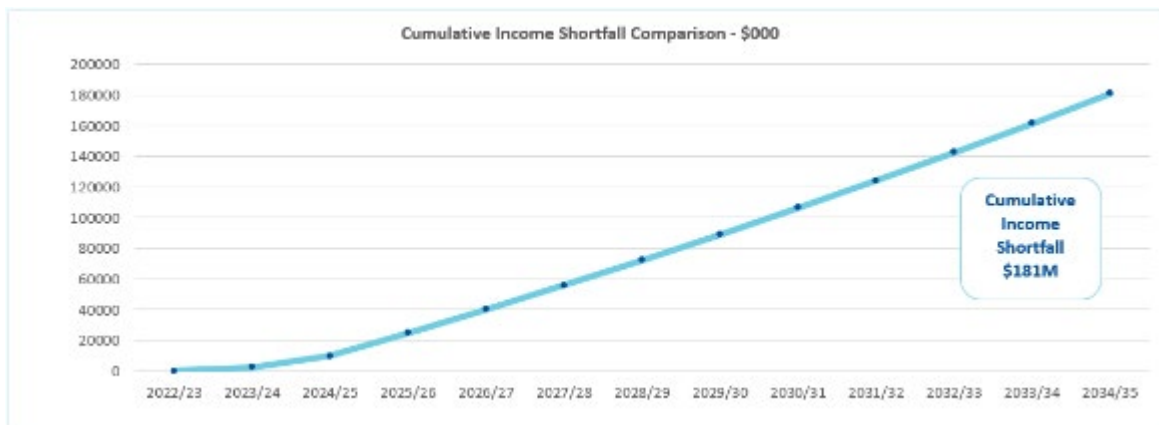
- A comparison of Council’s rate-peg versus the general peg approved for all other NSW Council’s is as follows:

Description	2022/23	2023/24	2024-25	2025-26
CB City Rate-Peg	2.5 %	2.5 %	2.5 %	2.5 %
General Rate-Peg – NSW Councils	2.5 %	3.7 %	4.9 %	5.5 %

- The financial impact of the rate-peg gap is quite significant for Council – and has a significant financial consequence in the long-term. When combined with Council’s SRV component, the comparison is as follows:

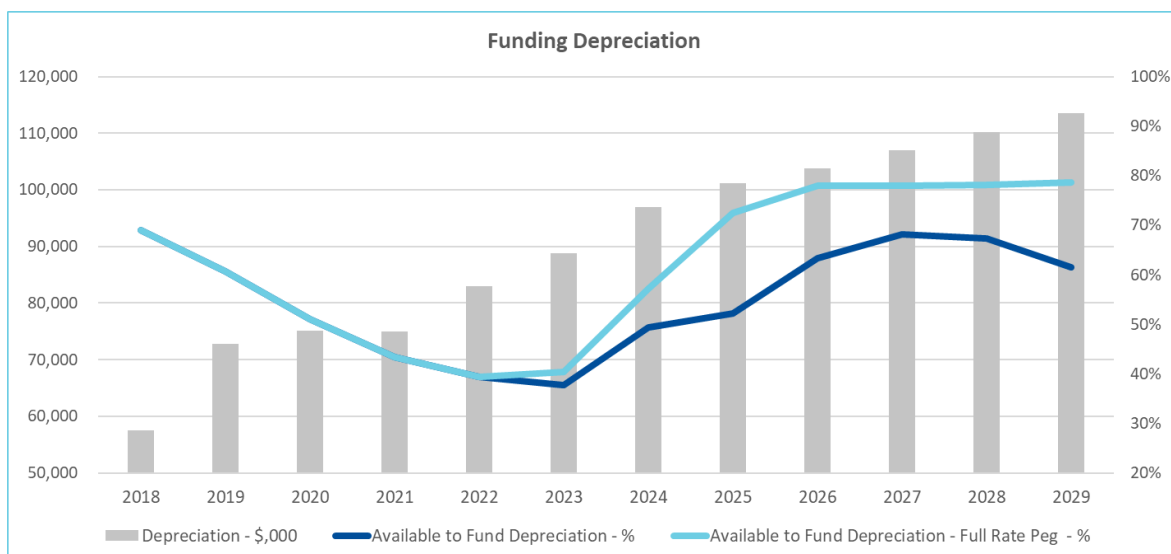


- In financial terms, the cumulative effect by 2034/35, of the rate-peg gap is as follows:



- Importantly, the rate-peg gap significantly changes Council original long term financial strategy in terms of funding depreciation.
- The repercussions of this means that Council will only be able to fund depreciation up to a value of 58% - which ultimately will lead to a more rapid deterioration of our assets and increased maintenance costs.

- The comparison between Council’s intended Depreciation Funding Strategy as part of the SRV and Council’s current path is as follows:



- Regrettably, Council’s SRV constraints have now altered its path to achieving long-term financial sustainability – and thereby requires Council to reconsider its approach to addressing the funding shortfall.
- Council’s LTFP scenarios provide various strategies to correcting Council’s SRV shortfall.

Our Long-Term Financial Plan

- For Council to be financially sustainable, resources need to be managed so that financial commitments can be met both now and into the future whilst also ensuring that the community needs are being met.
- The FMS guides Council’s budgetary framework and informs funding decisions to maintain fiscal discipline and align Council expenditure with funding priorities.
- Council’s budgetary framework links Council’s Statement of Revenue Policy with its funding priorities being ordered as follows:
 - Funding Council Liabilities;
 - Funding Council’s dedicated reserves in accordance with Council Policy; and
 - Funding Council’s Operational and Capital Budgets.
- Council’s FMS is guided by certain financial objectives which provide the very framework for developing its LTFP and support consistent and informed decision-making – particularly in terms of:
 - **Financial sustainability:** *Generate sufficient income to fund ongoing services, renew and replace assets, meet future commitments, and maintain sufficient cash levels to support liquidity needs and unplanned events.*

- **Safeguard our financial future:** *Create and safeguard our financial future by making prudent and responsible decisions that consider the financial impact on future generations.*
 - **Deliver a balanced budget:** *Council must achieve a fully funded operating position reflecting that Council collects enough revenue to fund operational expenditure, the repayment of debt and depreciation.*
 - **Maintain current levels of service:** *The operating budget is designed to deliver current services and service levels.*
 - **Fund infrastructure renewal:** *A disciplined approach is undertaken in fully using depreciation for the renewal of assets, informed by asset management plans and the prioritisation of assets in poor condition.*
 - **Responsible funding of new community assets:** *Surplus funds and other funding sources are sought to meet additional infrastructure needs of the community in a prudent, ethical and responsible manner.*
- Council has an ongoing commitment to refining/reviewing its cost base, particularly through ongoing efficiency improvements throughout operations, to ensure that every effort is made to deal with the pressures noted above. Indeed, Council's 2025/26 has focused on suppressing its materials, contracts and other discretionary expenses well below CPI and other industry indicators.
 - Recent macro-economic events continue to impact council operations through supply chain issues, staffing of operations for service delivery, rapid rising inflationary pressures on Council's budget and particularly the escalating costs in managing the ongoing replacement of Council's infrastructure assets.
 - More broadly, Council's FMS provides scenarios to addressing its long-term financial sustainability challenges including a commitment to slow expense-growth, adequately fund the maintenance and renewal of infrastructure, and manage liabilities for future generations.

Financial Framework and Objectives

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

1. Building the Right Financial Capacity

In managing both our expectations and deliverables, we need to ensure we have the financial capacity to be able to deliver on our agreed outcomes.

This requires Council to develop sustainable revenue strategies, which are both equitable and affordable for our community.

Council will develop actions, in consultation with its community, to move towards and maintain:

- Surplus budgets in the future based on the Net Operating Result (pre-capital).
- The basis to this is ensuring that the annual growth in general funded expenses is less than the long-term average general funded revenue growth.
- Policy decisions are made having regard to their financial effects on future generations.
- The current generation funds the cost of its services.
- Alignment of Council services with community expectations will continue to play an important part in determining the future needs and operations of the organisation.
- Assuring the right things are done in the most efficient way and being able to measure that performance should provide a sound platform for communicating and planning to meet agreed community expectations.
- Council will maintain an ongoing review of its services that seeks to better define service requirements, refine delivery methods and balance service aims against affordability for both the Council and our customers.
- Any cash surpluses of a general fund nature will be restricted and held for strategic priorities, as determined by Council

2. Managing Our Operations

Council will plan for the provision of services and assets by setting clear and appropriate priorities, as determined by the community. This will be undertaken within a strategic planning environment focused on retaining a financially sustainable and viable position.

Council's approach will be to establish relevant and appropriate operational strategies to ensure that it is able to have the flexibility and freedom to respond to community demands, as and when appropriate.

3. Maintaining Our Assets

Council is the custodian of around \$6.2 billion in public assets throughout our local government area. Our responsibilities and/or obligations to ensuring they appropriately support our services, are fittingly maintained and/or renewed, is of the highest priority.

4. Being Efficient

Council recognises any decision it makes must represent value-for-money and remain affordable for our community. In ensuring this, Council will apply reasonable measures, which:

- Establish clear links/relationships for all our strategies as part of Council's Integrated Planning and Reporting Framework;

- Maximise efficiency savings through its on ongoing assessment of its services, improvements in its operations, digital transformation, procurement, and tendering processes; and
- Partnering with others, particularly other levels of Government, and investigating alternative funding mechanisms to support the expected growth throughout our City.

Council's 2025/26 Budget Parameters – Revenue Policy

- **General Rates and Annual Charges**

- **Council's Rating Structure**

Council's parameters in terms of setting its rating structures for 2025/26, are as follows:

- A permissible rate increase of 7.1% (rate-peg of 2.5% and SRV of 4.6%), as determined/set by the IPART;
- Reflect an anticipated staged growth of around 750 dwellings throughout the year; and
- Gradually harmonising the former Council's Residential and Business ad valorem rates over an eight-year period (Year 5 of 8).

In total, Council's net increase in rating income for 2025/26 is expected to be around \$15.9M.

Councillors should note that despite Council's approved 2025/26 rate-peg being set at 2.5%, IPART's general rate-peg for all NSW councils for 2025/26 is set at 5.5%.

It is estimated that the differential between both rate-peg's will result in a reduced level of income since 2021/22 of around \$24.7 million. The differential will continue to compound into the future. Council estimates the compounding effect by 2034/35 to be around \$181 million. This shortfall is unable to be adjusted and/or recouped – unless Council conducts and/or lodges a new SRV application.

Separately, in accordance with section 566(3) of the Local Government Act 1993, the Minister determines the Maximum Interest Rate on Overdue Rates and Charges for the period 1 July 2025 to 30 June 2026 (inclusive). The Maximum Interest Rate has not as yet been determined. Nevertheless – and as is the case each year - the maximum amount/percentage will be applied, as required.

- **Business Sub-Categories**

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

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

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

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

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

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

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

▫ **Approach to Rates Harmonisation**

The Government has passed a number of changes to the *Local Government Act 1993*, including changes relating to the harmonisation of rate paths for newly merged Council's.

By way of background, in 2016 the NSW Government mandated that amalgamated Council's must maintain its former Council's rate path (rate freeze) till 30 June 2020 which was extended to 30 June 2021.

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

▫ **Minimum Rates**

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

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

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

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

On that basis, the 2025/26 Minimum Rate for both Residential and Business properties will be \$1,086.80 – also increasing by the SRV (7.1%) amount approved by IPART.

▫ **Pensioner Rates**

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

In accordance with Council's proposed rates and charges, debt recovery and Hardship Assistance Policy, an additional voluntary rebate which equates to \$40.00 per year will be provided to all eligible pensioners. The total rebate will cost Council approximately

\$3.1 million in net terms for 2025/26, approximately \$0.8 million of which is Council's discretionary concession.

▫ ***Domestic Waste Management Fee***

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

The Fee includes the required revenue for Council to:

- Providing the day-to-day operations in managing the domestic waste service;
- Manage future increases in NSW Government Levies and Council's capacity to respond to unplanned events/contingencies;
- Future replacement of garbage bins;
- Future replacement of vehicles;
- Rehabilitating former domestic waste tip sites;
- Preparing for the introduction of the Food Organics and Garden Organics (FOGO) recycling service by July 2030 – as mandated by the NSW Government.

In terms of the 2025/26 financial year – Council estimates the reasonable cost of providing the service and funding projections for the above-mentioned requirements is adequate and as such will apply a zero percent increase.

This is due to Council's:

- Waste services operations are performing effectively, having realised significant operational efficiencies, economies of scale and the application of technology to support the service;
- Waste liabilities projections and asset replacement requirements are defined and considered stable;
- Positive cash and investment interest returns on Council's Waste Reserve; and
- Sufficient available capital funding - at this stage – for FOGO (subject to final implementation plan over the next three (3) years).

▫ ***Stormwater Levy***

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

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

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

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

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

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

Residential Properties

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

Business Properties

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

Mixed Development

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

Exemptions

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

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

- Rural.

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

- ***Interest Income***

Council will continue to carefully manage its investment portfolio having regard to prevailing market conditions, industry benchmarks and allowable investment opportunities, as they arise. Having regard to Council's current investments and market expectations, the budget includes a weighted average return of around 4.5% per year.

Budgeted interest income over the short-medium term has been revised to reflect the current interest rate environment. In total, Council expects to receive interest income of around \$23.5 million throughout 2025/26.

Councillors should note that only a proportion of the expected increase – around 45% - is available for general operational purposes (General Funds). Council is required to restrict the remaining amount given that the interest earned relates to cash reserves held for specific/statutory purposes (e.g., Domestic Waste Reserve and Development Contributions Reserve).

- ***Other Fees and Charges***

The general principle being applied is that fees should reflect true costs less the amount Council is willing to subsidise as a community service obligation. In general, it is proposed to increase the 2025/26 fees and charges by 5.5% - being the general rate-peg increase set for Council by IPART - subject to rounding where required.

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

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

- **Cost of Provision**

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

- **Community Service Obligations**

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

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

- **Private Benefit**

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

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

Council looks to generate an agreed positive return on assets so as to not reduce financial viability. Where required, Council will ensure compliance with 'competitive neutrality' provisions of the National Competition Policy and categorisation (i.e., category 1 or 2 business activity). Council has not identified any category 1 or 2 business activities for the 2025/26 budget.

- **Statutory Limitation**

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

- **Loan Borrowings**

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

As Councillors would be aware, Council's begun its scheduled borrowing program to fund Council's adopted Leisure and Aquatics Strategy. An initial loan of \$44 million was borrowed to fund the Canterbury Leisure and Aquatics Facility (the Facility).

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

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

Council's 2025/26 Budget Parameters – Costing Parameters and Assumptions

▪ ***Cost Escalations***

Council, like all other businesses and households is experiencing a particularly difficult economic environment, particularly for building and construction costs. It is expected that this inflationary pressure – as it relates to councils - will remain in 2025/26.

Despite this, Council has had to force to maintain costs to a minimum of around 3.5% - 4.0%, to accommodate and/or reflect relevant escalation in proposed budgets for the 2025/26 financial year, particularly those of a contractual nature.

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

▪ ***Employee Costs***

Council's employee costs in the 2025/26 Budget include the award increase of 3.0% and an increase in the superannuation guarantee rate to 12.0%. Council's full-time equivalent (FTE) employee numbers (organisational structure) for the 2025/26 financial year is set at 1,487 being 1,476 permanent FTEs and 11 temporary grant funded FTEs. Relevant financial resources have been included in the Council budget to accommodate all employee related costs.

▪ ***Depreciation Expense***

Council's operating expenses include an amount for Depreciation Expense, a non-cash item which aims to broadly account for the level of use/consumption of assets on an annual basis. An amount of \$103.7 million has been reflected in the 2025/26 Budget to reflect this cost – an increase of around \$6.8 million compared to that originally planned for 2024/25.

The increase largely reflects the impact of revaluing Council's \$6.2 billion asset base – which aims to appropriately reflect the rising estimated cost of replacing all of Council's infrastructure assets – and its impact on annual depreciation expense. Council expects the cost of the ongoing statutory revaluation process to continue to exponentially increase over the coming years – and further diverge our financial capacity fund depreciation expense in the future.

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

Planned 2025/26 Budget

Council's expected operating result for the 2025/26 financial year is as follows:

Category	2025/26 Original \$M	2024/25 Original \$M	Variance \$M
Operating Revenue (excluding Capital Grants/Contributions)	421.7	398.9	22.8
Operating Expenditure (excluding Depreciation /Borrowing Costs)	329.8	318.9	10.9
Operating Result	91.9	80.0	11.9
Add: Capital Grants and Contributions	39.3	31.8	7.5
Less: Depreciation	103.7	96.9	6.8
Less: Borrowing Costs	3.4	3.3	0.1
Total Net Operating Result	24.1	11.6	12.5

The 2025/26 Budget is assessed against the 2024/25 Original Budget given that it provides a comparable base to assess the broader movement between financial years.

Council's Net Operating Result before Capital Grants and Contributions for 2025/26 is estimated to be negative \$15.2 million, this is an improvement of \$4.9 million when compared to Council's 2024/25 Original Budget.

Once capital grants and contributions are added, Council's projected Operating Result for the year is expected to be positive \$24.1 million.

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

Revenue Budget

Council's Revenue Budget (excluding capital grants and contributions) for 2025/26 is expected to be \$421.7 million, an increase of \$22.8 million (7.3%) to that originally planned for 2024/25. A break-up by income category is as follows

Category	2025/26 Original \$M	2024/25 Original \$M	Variance \$M
Rates / Domestic Waste	329.9	309.7	20.2
User Charges / Fees	22.8	21.2	1.6
Interest	23.5	20.9	2.6
Other Revenue	20.1	19.4	0.7
Grants - Operating	21.5	20.8	0.7
Other Income	6.8	7.0	(0.2)
Total	421.7	398.9	22.8

Revenue projections for 2025/26 have been set to reflect known elements and/or current year trends. An explanation of the major variations is as follows:

- Reflected the approved 7.1% (rate-pegging limit of 2.5% and SRV of 4.6%) to its rating revenue budget and expected growth in properties throughout the local government area;
- Council’s annual Domestic Waste Levy for residential properties will not increase throughout 2025/26 – and remains at \$620 per annum for each relevant property;
- Operating Grants, including the Financial Assistance Grant, are included where the grant has been confirmed and the level of funding can be reliably calculated, and additional grant funds will be reported during the year as part of the quarterly budget reviews; and
- Council’s level of interest income is expected to increase by \$2.6 million, which is a reflection expected market conditions and the estimated level of cash on hand throughout the year - General Funds \$1.2 million (45%) Specific Purpose Restrictions \$1.4 million (55%).

In terms of specific purpose capital grants and contributions, Council expects to receive approximately \$39.3 million in funds for various capital outcomes throughout 2025/26.

Type	Amount \$M
Development Contributions	21.0
Roadworks/Traffic – Various	4.0
Buildings	3.5
Town Centres	0.8
Pathways and Boardwalks	5.4
Open Space	3.2
Other Structures	1.0
Park Lighting	0.3
Bridges	0.1
Total	39.3

Operating Expenses (OPEX)

Council’s proposed operating expenditure budget is analysed to ensure that allocations are comparable to current trends. Council’s Operating Expenditure Budget is expected to be \$436.9 million, an increase of \$17.8 million (4.2%) to that adopted for 2024/25.

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

Category	2025/26 \$M	2024/25 \$M	Variance \$M
Employee Costs	183.5	177.8	5.7
Borrowing Cost Expense	3.4	3.3	0.1
Depreciation	103.7	96.9	6.8
Materials & Services	136.4	131.7	4.7
Other Expenses	9.9	9.4	0.5
Total	436.9	419.1	17.8

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

Employee Costs

A comprehensive planning process has been carried out to ensure that the Employee Costs budget accurately reflects required resources in managing Council's operations. Council's full time equivalent (FTE) employee resources for the 2025/26 financial year are set at 1,487 being 1,476 permanent FTEs and 11 temporary grant funded FTEs.

The budgeted increase in employee costs of \$5.7 million is largely attributable to the Local Government Award Increase of 3.0% and its broader impact on employee entitlements and a one-off \$1 thousand payment for each Award employee. The budgeted employment costs also include the raising of the superannuation guarantee amount for employees from 11.5% to 12.0% for 2025/26.

Borrowing Costs

Borrowing costs have increased by \$0.1 million in 2025/26 which is the actual interest charges on the loan for the Canterbury Leisure and Aquatics facility and estimated cost increase for tip remediation costs related to Council's Kelso land fill site.

Depreciation

Depreciation expense has increased by \$6.8 million in 2025/26 to reflect capitalisation of new assets and infrastructure revaluations which provided amendments to infrastructure values and useful lives resulting in increased depreciation charges.

Material / Services and Other Expenses

Materials, Services and Other Expenses are expected to increase by around \$5.2 million or 3.5% when compared to Council's adopted 2024/25 budget. The increase in Materials, Services and Other Expenses. As indicated earlier, Council has been able to maintain a number of expenditure items within this category well below CPI and other relevant industry indicators.

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

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

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

Capital Works (CAPEX)

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

Although the management and financial impact requires a long-term commitment well beyond the 2025/26 budget, the identified framework provides Council with a level of confidence in determining an effective approach to formulate its long-term planning.

In 2025/26, Council’s focus will largely be to ensure the timely replacement / maintenance of existing assets throughout the Local Government Area.

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

Council’s total expenditure on assets throughout 2025/26 (excluding any potential carryovers from the current financial year) is expected to be approximately \$78.3 million.

Project Area	Amount \$M
Bridges	0.1
Buildings	12.8
Car Parks	1.5
Drainage Conduits, Structures	3.4
Water Quality	0.1
Waste Management	6.7
Town Centres	1.0
Other Structures	1.0
Open Space	8.4
Park/ Street Furniture	0.5
Park Lighting	0.5

Project Area	Amount \$M
Pathways and Boardwalks	6.3
Road Pavement	23.1
Traffic Management	0.1
Operational Assets	13.0
TOTAL CAPEX	78.3

As in previous years, the 2025/26 Budget is well balanced with a strong focus on asset maintenance/replacement. A number of carryovers from the 2024/25 capital works program are anticipated and will be rolled over into the 2025/26 program to enable completion of these important community projects. The current environment, namely due to the supply chain issues, resourcing, market conditions and the ability to attract contractors has led to large delays with projects.

Cash Reserves

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

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

In net terms, Council's level of Reserves, both those imposed by legislation or established by Council are forecast to total \$479.4 million by 30 June 2026, an expected net increase of \$55.8 million.

Liquidity and Performance Indicators

Based on the proposed 2025/26 Budget, Council's major financial indicators continue to meet accepted industry standards and convey a sound financial position.

Council's major financial indicators for the 2025/26 financial year are expected to be as follows:

Indicator	Target	2025/26
Unrestricted Current Ratio	>150%	249%
Debt Service Ratio	>2x	145.60
Unrestricted Cash	>\$0	\$3.5M

Based on all the cash movements noted above, Council's budget reflects an increase in cash of \$55.8 million, which accounts for both internal and external restricted funds expected to be received and utilised throughout 2025/26.

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

CONCLUSION

- Council's goal is to provide residents with high quality facilities and services and position the City to best capture future opportunities. Our integrated planning suite ensures sufficient attention is given to strategic decision-making at the local level. It details future direction, significant initiatives and projected budgets to guide progress and measure performance. Each annual operational plan is a further step towards achieving the goals outlined in our long-term plans.
- This report presents the following draft IPR documents for public exhibition 5 May – 1 June 2025 and a further report will be submitted to Council following the exhibition:
 - CB2036 - Community Strategic Plan;
 - CBCity2029 incorporating the Delivery Program 2025-29 and the 2025/26 Operational Plan including 2025/26 Budget, Revenue Policy, Pricing Policy and Schedule of Fees and Charges;
 - Resourcing Strategy (Assets, Finance and People/Workforce); and
 - Community Engagement Framework, Charter, Policy and Toolkit.

Governance and Administration Matters - 29 April 2025

ITEM 8.3 **Cash and Investment Report as at 31 March 2025**

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 March 2025 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 March 2025

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 March 2025.
- 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 **\$615 million** at 31 March 2025 with investments earning interest of \$2.6 million for the month which is favourable compared to the budget.
- For the month of March, the total portfolio (excluding cash) provided a solid return of +0.42% (actual), outperforming the benchmark AusBond Bank Bill Index return of +0.35% (actual).
- On an annualised basis, the total portfolio (excluding cash) provided a return of +5.08% per annum, outperforming the AusBond Bank Bill Index return of +4.16% 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% 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.

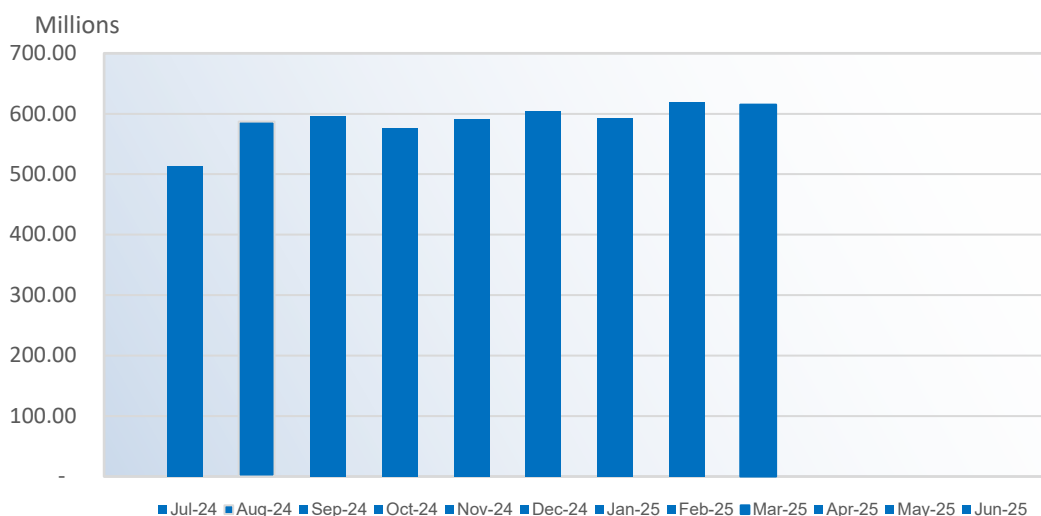
Discussion

- In total, Council's cash and investment holdings as at **31 March 2025** is as follows:

Cash and Investments	\$
Cash at Bank	1,030,567
Deposits at Call	18,318,113
Term Deposits	482,017,588
Floating Rate Notes	76,431,655
Bonds	37,275,310
Total cash and investments	615,073,233

- 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 March 2025:

Cash and investments rolling monthly balance 2024-2025



- Council is also required to ensure that its portfolio has an appropriate level of diversification and maturity profile. This is to ensure that funds are available when required and where possible to minimise any re-investment risk.
- The tables below outline Council's portfolio by maturity limits and investment type:

Maturity profile		
	Actual % of portfolio	Policy limits %
Cash	3.15	100
Working capital funds (0-3 months)	6.02	100
Short term (3-12 months)	45.95	100
Short – medium (1-2 years)	21.43	70
Medium (2-5 years)	23.45	50
Long term (5-10 years)	-	5
Total cash and investments	100%	

Portfolio allocation	
	Actual % of portfolio
Cash at bank	0.17%
Deposits at call	2.98%
Term deposits	78.37%
Floating Rate Notes	12.43%
Bonds	6.06%
Total cash and investments	100%

- A summary of Council’s investment interest income earned for the period to 31 March 2025 is as follows:

Interest income	March 2025 \$	Year-to-date March 2025 \$
Budget	2,132,500	19,192,500
Actual interest	2,608,274	21,104,133
Variance	475,774	1,911,633
Variance (%)	22.31%	9.96%

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 - 29 April 2025

ITEM 8.4 Naming of New Public Roads at Riverlands Golf Course Development (56 Prescott Parade, Milperra)

AUTHOR People & Performance

SUMMARY

- Council's consideration of a request from MIRVAC to name seven (7) new roads within its Riverlands Golf Course development to accommodate the construction of 311 proposed new dwellings in the area.
- The proposed names are Riverlands Drive, Connell Way, Striders Avenue, Saloop Road, Satters Way, Tench Crescent, Luderick Avenue as detailed in this report (Please see Attachment 1 - Map of the Proposed Road Names on Site).
- All road names have been selected in accordance with the Roads Act 1993, the Roads Regulations 2018, NSW Address Policy and User manual (APUM), Council's Naming Policy, and Council's Memorials Policy.
- This report seeks endorsement of the proposed road names and to proceed with a community engagement exercise of the proposed names.

RECOMMENDATION That -

1. Council supports the proposed naming proposal outlined in the report.
2. Council commences community engagement for the road naming proposal of the seven (7) new public roads within the residential precinct of the Riverlands Golf Course site in accordance with Council policies and legislative requirements.
3. The matter is reported back to Council after the community engagement period.

ATTACHMENTS [Click here for attachments](#)

1. Map of the Proposed Road Names on Site
2. Detailed Context of Selected Proposed Road Names

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- This matter is closely related to the following destinations in the Council’s Delivery Program: SS2 “Make the City safer, more accessible – care for others”, SS3 “Value our history and identity”, and LE1 “Engage, involve and empower the community to participate in decisions that affect them”.

STRATEGIC IMPACT

- The proposed road naming aligns with Council policies, legislation, and the requirements of the Geographical Names Board (GNB).

DETAILED INFORMATION

Purpose

- The purpose of this report is to seek approval on proposed names for seven (7) public roads in the original area of Riverland Golf Course, involving Lot 10 DP 731859 (56 Prescott Parade), Lot 1 DP 625013(123 Raleigh Road), Lot 1 DP 813006 (123A Raleigh Road), Lot 232 DP 805826 (80A Auld Avenue), and Lot 22 DP 749985(90 Auld Avenue).
- The Residential Precinct, adjoining Prescott Parade is under construction and the road names must be considered and approved by Council.

Background

- On 16 June 2022, the NSW Land and Environment Court approved development applications DA-1107/2019 and DA-4/2020. They aimed to redevelop the former Riverlands golf course into 180 residential lots, with MIRVAC communicating plans to eventually seek approval for the construction of 311 dwellings in the area.
- In accordance with the DA requirements Council received the request from MIRVAC to name seven (7) new public roads within its three-stage subdivision of the Riverlands Golf Course development adjoining Prescott Parade and Raleigh Road.

Discussion

- As the Road Authority, Council adheres to the NSW Address Policy and User Manual (APUM), the Roads Act 1993, the Roads Regulations 2018, Council's Naming Policy, and Council's Memorials Policy, which outline the requirements for naming Roads under the care and control of Canterbury-Bankstown Council, in an appropriate and consistent manner.
- Having regard to the requirements of the GNB, Council has assessed the nature of the names to ensure they meet the naming criteria.
- The naming criteria adheres to the place naming principles in Council's Naming policy and in addition when considering road naming proposals, ensuring public safety and service delivery and uniqueness.
- The proposal included names of significant individuals, such as early settlers, war servicemen and women, and those who have contributed to the area's heritage, as well as flora and fauna significant to the region. For more details regarding context of the name, please refer to the Attachment 2 - Detailed Context of selected proposed road names.

- The following names have been put forward for the road associated with the subdivision:

Road Number	Name	Reason of selections
Road 01	Riverlands Drive	Named after the former Riverlands Golf Course
Road 02	Connell Way	Captain John Connell was a free settler who arrived in the colony that would become Australia in 1801
Road 03	Striders Avenue	Water strider is an insect found in the Georges River
Road 04	Saloop Road	Saloop is a native plant to the local area
Road 05	Luderick Avenue	Luderick is a fish that lives in the lower estuarine reaches of the Georges River
Road 06	Satters Way	William Satterthwaite was a member of the Australian Imperial Force
Road 10	Tench Crescent	Watkin Tench was a Marine Officer of the First Fleet that arrived in Sydney

- Roads number 07, 08, 09 were accumulated by other roads through the development process. The proposed Road naming is shown in the diagram Map of the Proposed Road Names on Site – in the Attachment 1.
- Council consulted with the GNB whom carried out an assessment and is in support of the proposed names.

Proposed Approach

Subject to Council consideration, it is recommended that:

1. Council supports the proposed naming proposal outlined in the report.
2. Council commences community engagement for the road naming proposal of the seven (7) new public roads within the residential precinct of the Riverlands Golf Course site in accordance with Council policies and legislative requirements.
3. The matter is reported back to Council after the community engagement period.

9 SERVICE AND OPERATIONAL MATTERS

The following item is submitted for consideration -

9.1 Jennifer Newman Memorial 129

Service and Operational Matters - 29 April 2025

ITEM 9.1 **Jennifer Newman Memorial**

AUTHOR **City Future**

SUMMARY

- In October 2024, Council resolved to acknowledge the passing of Wiradjuri woman and Cooks River Valley Association Member, Jennifer Newman (Aunty Jennifer). 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 is preserved. Council also resolved to liaise with the family of Jennifer Newman to determine an appropriate recognition and report back to Council. This report addresses that resolution.

RECOMMENDATION That -

1. Council support and endorse Option two, engage an Indigenous local artist to create a public art piece.
2. In accordance with the above, Council incorporate the required budget in the 2025/26 Operational Plan.

ATTACHMENTS

Nil

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- The proposed memorial for Aunty Jennifer is consistent with the Memorials Policy and Council's commitment to recognise people who have made a significant contribution to the community.
- The proposal supports the aspirations of the Community Strategic Plan, CBCity 2036, and contributes to the Safe and Strong destination, for a proud and inclusive community that unites, celebrates and shares.

STRATEGIC IMPACT

- Based on a review of the possible scale of the memorial it is proposed that a budget of up to \$20,000 is required for both the artist and to supply and install the monument.
- Funding has not been identified in this year's Operational Plan. Therefore, it is proposed that a budget be incorporated into the 2025/26 Operational Plan to deliver the memorial.

DETAILED INFORMATION

Purpose

- This report provides a recommendation that Council commission a public art memorial that is consistent with Council's Memorial Policy to acknowledge Jennifer Newman.

Background

- At the Ordinary Meeting on 22 October 2024, Council resolved to:
 - 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.
 - Liaise with the family of Jennifer Newman to determine an appropriate recognition and report back to Council.

Discussion

- As a result of the above resolution, Council staff contacted the family of Jennifer Newman to determine an appropriate recognition.
- The family presented Council with several options for consideration including:
 - Installation of a sensory garden;
 - Public art installation commemorating Aunty Jennifer;
 - A dedicated bird sanctuary named after Aunty Jennifer;
 - Interpretive signage along the Cooks River describing traditional plants and their medicinal uses; or
 - Annual community event focused on political activism.
- Council staff undertook a review of the suggestions and deemed the public art dedication to be the most appropriate recognition of the contributions of Jennifer Newman.
- This option is consistent with Council's adopted Memorials Policy.
- Further work has been undertaken to consider two options for a public art installation.

These are;

- Option One: A sandstone monument with a dedication plaque that honours the life and contribution of Jennifer Newman. This will require Council to engage a qualified stone mason or similar to create the sandstone monument. This option will be more cost effective (in the order of \$5,000) and will be quicker to install, however, will lack artistic and Indigenous community input.
- Option Two: Council engages an Indigenous artist to create a public art piece dedicated to Jennifer Newman. This will require Council to work with the local Indigenous art community to engage an Indigenous artist to create a public art installation. Engaging an artist and creating a more unique memorial will incur more cost than option one (up to \$20,000), however, would gain more community involvement and resonate more with the original intentions from the family.

Next Steps

- Council support and endorse Option Two: Public Art Installation.
- A budget of \$20,000 (assuming option two resolved) be incorporated into the 2025/26 Operational Plan to deliver the memorial.
- Following endorsement, Council staff will progress to engage a suitably qualified Indigenous artist to undertake the work.
- This public art installation will be completed in accordance with Councils Memorial Policy and will support the aspirations of the Community Strategic Plan, CBCity 2036, contributing to the Safe and Strong destination.

10 COMMITTEE REPORTS

The following items are submitted for consideration -

10.1 Minutes of the Flood Risk Management Committee Meeting held on 2 April 2025	135
10.2 Minutes of the Audit Risk and Improvement Committee Meeting held 26 March 2025	139
10.3 Minutes of the Traffic Committee Meeting held on 8 April 2025	143

Committee Reports - 29 April 2025

ITEM 10.1 **Minutes of the Flood Risk Management Committee Meeting held on 2 April 2025**

AUTHOR **City Future**

SUMMARY

- The Flood Risk Management Committee assists in the development and implementation of Floodplain Risk Management Plans. The Committee has been established by Council as outlined in the NSW Flood Risk Management Manual. The recommendations of the Committee are in line with the objectives of the Committee and with established practices and procedures.
- Attached are the minutes of the Flood Risk Management Committee meeting held on 2 April 2025. Noting that:
 - GRC Hydro presented an update on the Australian Rainfall and Runoff 2019 (version 4.2) and its implications for the current and future flood studies. The Committee recommended Council utilise Australian Rainfall and Runoff 2019 (version 4.2).
 - GRC Hydro also provided a presentation on applying climate change to flood studies, with five shared socio-economic pathways for consideration. The Committee recommended Council wait until the State Government updated their guidelines on this before making a decision on what scenario to apply.

RECOMMENDATION

- That
1. The recommendations contained in the minutes of the Flood Risk Management Committee meeting held on 2 April 2025 be adopted; and
 2. Council utilise the Australian Rainfall and Runoff 2019 (version 4.2) guidelines for the preparation of current and future flood studies.

ATTACHMENTS

1. Minutes of the Flood Risk Management Committee 2 April 2025 [Click here for attachment](#)

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- The Flood Risk Management Committee is an Advisory Committee, established by Council and consistent with the approach outlined in the NSW Flood Risk Management Manual.
- The Committee considers matters related to flood risk management, as outlined in the Waterways and Stormwater service area in CBCity 2025, and Council's role to manage urban water and promote clean and healthy river systems, specifically in relation to flood mitigation, mapping and risk management.

STRATEGIC IMPACT

- Advisory Committees and working groups provide Council with advice for the ongoing management of services to our community and information for our integrated planning and reporting framework.
- There are no immediate financial implications as a result of this report.

DETAILED INFORMATION

- Matters arising from the 2 April 2025 meeting that may be of particular interest to Council include:
 - Progress of the Cooks River Overland Flood Study;
 - Endorsement of the Australian Rainfall and Runoff 2019 (version 4.2); and
 - Discussion of climate change model scenarios.

Committee Reports - 29 April 2025

ITEM 10.2 **Minutes of the Audit Risk and Improvement Committee Meeting held 26 March 2025**

AUTHOR **Corporate**

SUMMARY

- In accordance with Section 428A of the Local Government Act (1993), the City of Canterbury Bankstown Council has established an Audit Risk and Improvement Committee (ARIC) which meets on a quarterly basis.
- The purpose of this report is to consider the minutes of the meeting of the ARIC held on 26 March 2025.

RECOMMENDATION That

1. The recommendations contained in the minutes of the Audit Risk and Improvement Committee meeting held on 26 March 2025, be adopted.
2. The contents of the ARIC's annual report to Council for 2024 be noted;
3. The Committees Four-Year Strategic Work plan for 2024-2028 be considered by Council;
4. The Committees Four-Year Strategic Work plan for 2024-2028 be adopted by Council;
5. The ARIC's annual work plan for 2025 be considered by Council; and
6. The ARIC'S annual work plan for 2025 be adopted by Council.

ATTACHMENTS [Click here for attachments](#)

1. Minutes of the Audit Risk and Improvement Committee meeting held 26 March 2025
2. CBC Audit Risk and Improvement Committee Annual Report to Council | 2024
3. CBC ARIC Four-Year Strategic Work Plan | 2024-2028
4. CBC ARIC 2025 Annual Work Plan

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- As an important part of our governance structure, the Audit Risk and Improvement Committee contributes to the Leading and Engaged destination where we are a well-governed city with brave and future focused leaders.

STRATEGIC IMPACT

Nil.

DETAILED INFORMATION

- *Refer to minutes of the Audit Risk and Improvement Committee meeting held 26 March 2025.*

Committee Reports - 29 April 2025

ITEM 10.3 **Minutes of the Traffic Committee Meeting held on 8 April 2025**

AUTHOR **City Assets**

SUMMARY

- Attached are the minutes of the Canterbury-Bankstown Council Local Traffic Committee meetings held on 8 April 2025.
- The Committee have been constituted to advise and make recommendations in relation to traffic activities. It has, however, no delegated authority and cannot bind Council.
- The recommendations of the Committee are in line with the objectives of the Committee and with established practices and procedures.

RECOMMENDATION

That the recommendations contained in the minutes of the Canterbury-Bankstown Council Traffic Committee meeting held on 8 April 2025, be adopted.

ATTACHMENTS [Click here for attachment](#)

1. Traffic Committee Meeting Minutes | 8 April 2025

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- As an important part of our implementation of the Traffic Committee actions, the report contributes to Moving and Integrated destination set out in the Community Strategic Plan, CBCity 2036, where we are an accessible city with great local destination and many options to get there.

STRATEGIC IMPACT

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

11 NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

The following items are submitted for consideration -

11.1	Status of Previous Notices of Motion - April 2025	147
11.2	Easter Celebration - Councillor George Zakhia	149
11.3	Rezoning of Land at 16-18 Bayview Street, Earlwood to RE1 Public Recreation - Councillor Barbara Coorey	151
11.4	Protection of Lot 1 DP1237702, Wolli Bluff, Earlwood and Monitoring of Lot 2 DP1237702 - Councillor Barbara Coorey	155
11.5	66-72 Rickard Road, Bankstown - Councillor Barbara Coorey	159
11.6	Palestine Information Wall – Promoting Historical Awareness and Community Understanding - Councillor Khal Asfour	161
11.7	Damage to Council Roads Caused By Metro - Councillor Saud Abu-Samen	163
11.8	CBCity Positive Ageing Plan 2024-2028 - Councillor Harry Stavrinis	165
11.9	Richard Podmore Dog Park - Councillor Harry Stavrinis	167
11.10	Dunc Gray Velodrome Funding - Councillor Christopher Cahill	169

11.11	Display of Easter Banners at Council Building During the Easter Period - Councillor Karl Saleh OAM	171
11.12	Recognition of the Canterbury-Bankstown Bulldogs' Historic Winning Streak - Councillor Karl Saleh OAM	173
11.13	State Financial Assistance - Councillor Saud Abu-Samen	175
11.14	Bird and Wildlife Sanctuary - Councillor Clare Raffan	177
11.15	Review of Parking Arrangements: Bayview Avenue, Earlwood and Phillips Avenue, Canterbury - Councillor Barbara Coorey	179
11.16	Public Toilets in Wiley Park - Councillor Karl Saleh OAM	181
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11.18	Hero's Hill Memorial Flag Poles - Councillor Jennifer Walther	185
11.19	Heritage Order Required - St Paul's Anglican Church - Chapel Road, Bankstown - Councillor Barbara Coorey	187
11.20	Councillor Questions - Councillor Barbara Coorey	191

Notice of Motions & Questions With Notice - 29 April 2025

ITEM 11.1 **Status of Previous Notices of Motion - April 2025**

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 attachments](#)

1. Status of Previous Notices of Motion
2. Outgoing Correspondence
3. Incoming Correspondence

Notice of Motions & Questions With Notice - 29 April 2025

ITEM 11.2 Easter Celebration

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

“That Council:

1. Thank its staff for designing and erecting Easter banners for the Christian Easter period this year.
2. Continue to annually recognise and promote Easter through our social media and with banners in Bankstown and Campsie, as well as the possibility of installing additional banners at appropriate locations throughout our city in future years.
3. Investigate opportunities for Easter displays within our City and in investigating potential funding, consider how sponsorship may contribute.”

BACKGROUND

One of Canterbury Bankstown’s biggest assets is our unique and diverse community. Part of having a diverse community is the unique traditions and celebrations they bring. Easter is one such celebration, a widely celebrated event in the Christian calendar. However, its impact and relevance extend to many members of our community, both religious and non-religious. Easter represents a time to get together with family.

It was pleasing to see Council place banners in Bankstown and Canterbury this year for Easter. However, I feel there is an opportunity to extend this awareness next year. Therefore, I am proposing that we not only promote this important time of year in the future, including banners in both Bankstown and Campsie, but we also see if we can place displays at appropriate locations in the City each Easter.

FINANCIAL IMPACT

I see the cost of banners would be very small and should be able to be funded as part of our normal budget for these types of things.

Opportunities for sponsorship could also be explored to contribute to funding displays.

CHIEF EXECUTIVE OFFICER'S COMMENT

A review of possible banner locations is currently underway. Funding of future banners promoting Easter can be accommodated within Council's existing banners and promotions budget and be considered by Council in each successive Operational Plan.

Notice of Motions & Questions With Notice - 29 April 2025

ITEM 11.3 Rezoning of Land at 16-18 Bayview Street, Earlwood to RE1 Public Recreation

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

“That:

1. Council prepare a planning proposal to rezone land in the Canterbury Bankstown Local Environmental Plan (CBLEP) at 16-18 Bayview Street (being Lot 2 DP 1237702 and Lot 2 DP 101390), Earlwood from Zone R2 Low Density Residential to Zone RE1 Public Recreation, for its preservation as public open space.
2. The NSW Government be the acquisition authority as required by the process to rezone R2 zoned land to RE1 Public Recreation.”

BACKGROUND

The Wollie Creek regional park is one of the most pristine areas of bushland in Inner Sydney, with remnant vegetation and areas for locals and residents of Sydney to enjoy and engage with nature. The Park stretches along the northern banks of Wollie Creek and frame the southern edge of Earlwood with dense bushland, walking tracks, native wildlife habitats. It is a local gem that our Council, the community and groups like the Wollie Creek Preservation Society have fought long and hard for!

To our surprise, vacant Government land at 16-18 Bayview Avenue in Earlwood, adjacent to the Wollie Creek Regional and known as the Wollie Bluff, was sold on 2 April 2025 for \$2.93 million as a low density residential development opportunity. This flies in the face of a strong need to expand our public open space in the face of increased urbanisation and population growth across Sydney.

This sale of land goes against longstanding Council, community and political campaigns to expand the Wollie Creek Regional Park and improve public access to it. This government owned land is rare, vacant land, that presents a one-off opportunity to expand the park.

By rezoning the land to Zone RE1 Public Recreation, we are making sure that it is protected and remains for the use of our community and the broader public. Rezoning the land will also enable improved public access to the Wollie Creek Regional Park. Whilst much of the Regional Park is densely vegetated bushland, this land will allow space for the community to recreate and enjoy.

Having said that, should my motion not be supported, I foreshadow moving the alternative following motion;

“That:

- 1. Council prepare a planning proposal to rezone land in the Canterbury Bankstown Local Environmental Plan (CBLEP) at 16-18 Bayview Street (for lands known Lot 2 DP 1237702 and Lot 2 DP 101390) from R2 Low Density Residential to C1 National Parks and Nature Reserves, and request its incorporation into the Wolli Creek Regional Park.*
- 2. The NSW Government be the acquisition authority as required by the process to rezone R2 zoned land to C1 National Parks and Nature Reserves.”*

As is the case with a RE1 Zoning, rezoning the land to C1 National Parks and Reserves, will ensure that it is protected and remains available for the use of our community and the broader public. Rezoning the land will also expand and enable improved public access to the Wolli Creek Regional Park and allow space for the community to recreate and enjoy.

FINANCIAL IMPACT

No financial impact at this stage.

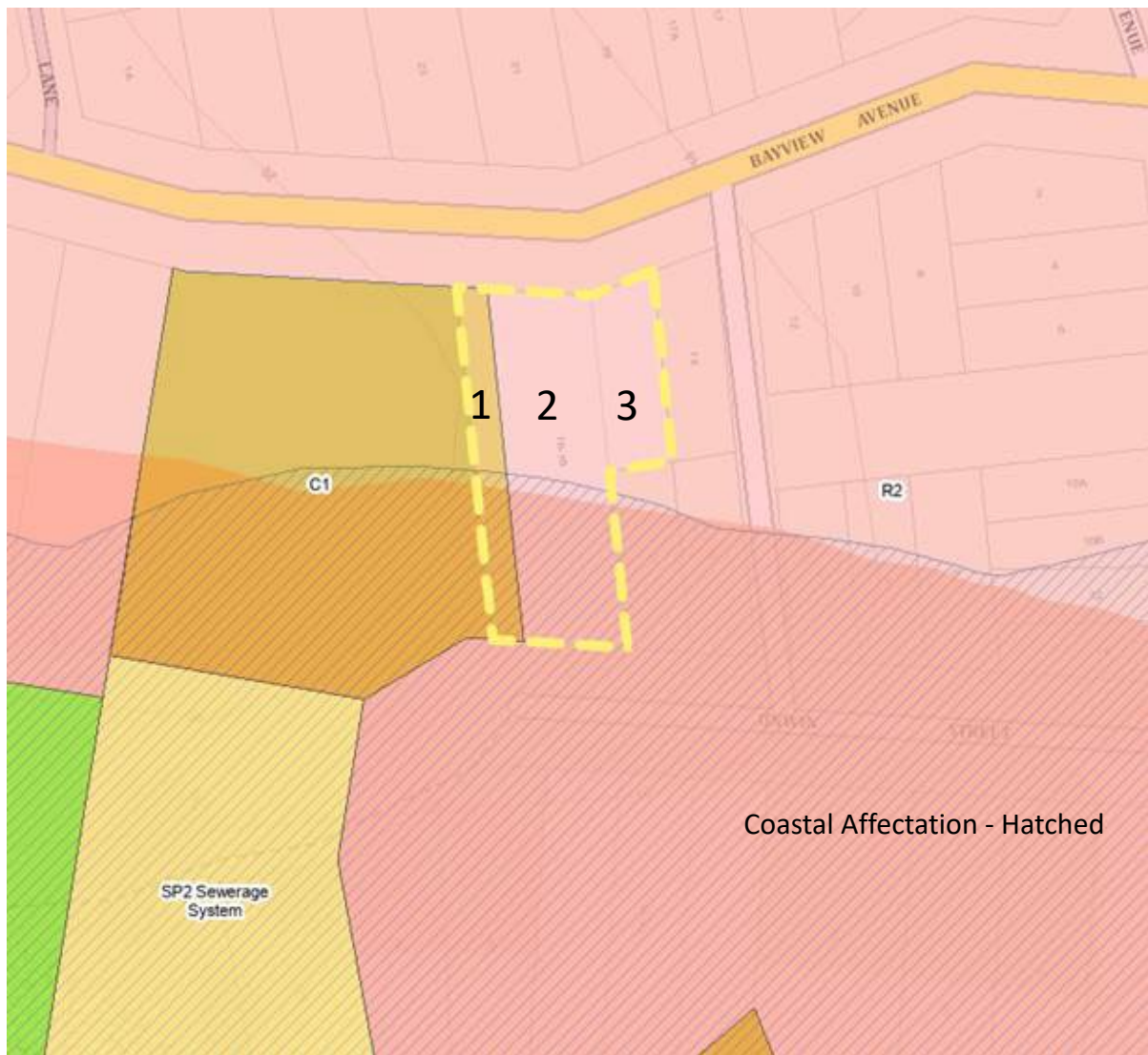
CHIEF EXECUTIVE OFFICER'S COMMENT

This land was sold at a public auction on 2 April 2025 for \$2.93 million.

Current Controls and Development Potential

The land is currently zoned as per the plan below with the following development potential:

Lot	Zoning	Development potential
1	C1 National Parks and Nature Reserves	No development potential other than for national park or nature reserve purposes.
2	R2 Low Density Residential	Capable of accommodating a single-storey dwelling or dual occupancy (four metre height limit). Development is constrained by the Coastal Zone under the Resilience and Hazards SEPP , requiring a DA and environmental impact assessment.
3	R2 Low Density Residential	Suitable for a two-storey dwelling. Not affected by the Coastal Zone.



- Lot 2 (approximately 960 square metres) is the larger of the two R2-zoned lots and is heavily constrained by coastal hazard controls, requiring a comprehensive assessment of any development proposal. It is subject to a 4-metre height limit, effectively restricting development to a single storey.
- Lot 3 (approximately 310 square metres) is more developable, with no environmental constraints and the ability to accommodate a two-storey dwelling.

Rezoning to RE1 Public Recreation

Rezoning the site from R2 to RE1 Public Recreation would require:

- Preparation of a **planning proposal** and progression through the **Gateway determination** process,
- Nomination of a **public acquisition authority**—in this case, proposed to be **the NSW Government (Department of Lands)**, and
- Compensation to the landowner under the ***Land Acquisition (Just Terms Compensation) Act 1991***. Estimated compensation is in the range of **\$3–\$4 million**, subject to further valuation and investigations.

Council is currently unable to fund this acquisition via **Section 7.11 development contributions**, as the land is not identified in the **Canterbury Bankstown Local Infrastructure Contributions Plan 2022**. Furthermore, under relevant legislation, use of contribution funds

must demonstrate a clear nexus to population growth. Given the limited growth forecast in Earlwood, funding the acquisition cost through contributions is not possible.

Rezoning to C1 National Parks and Nature Reserves

Rezoning the land to **C1 National Parks and Nature Reserves** would also require:

- A planning proposal and Gateway determination;
- Assessment of the site's **ecological and conservation value**; and
- Formal **support from the NSW National Parks and Wildlife Service**.

However, establishing ecological merit may be challenging, as the site is primarily cleared and dominated by invasive grass species, with minimal remnant vegetation. Without strong ecological value or support from the National Parks and Wildlife Service, this rezoning pathway would be difficult to pursue.

Nevertheless, C1 zoning would ensure that the land is protected under the ***National Parks and Wildlife Act 1979*** and restrict its use to conservation-related purposes.

Notice of Motions & Questions With Notice - 29 April 2025

ITEM 11.4 Protection of Lot 1 DP1237702, Wolli Bluff, Earlwood and Monitoring of Lot 2 DP1237702

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

“That:

1. Council formally acknowledges the concerns raised by the Wolli Creek Preservation Society regarding the protection of Lot 1 DP1237702.
2. Writes to the Office of Strategic Lands (OSL) and the Department of Planning, Housing and Infrastructure (DPHI) to urgently request:
 - a. Verification of the zoning of Lot 1 DP1237702 as C1 (National Parks and Nature Reserves).
 - b. Confirmation of the reported plan to transfer ownership of Lot 1 DP1237702 to the NSW National Parks and Wildlife Service, and if so, the timeline for this transfer.
 - c. Clarification on whether OSL approved the removal of trees and shrubs on Lot 1 DP1237702.
 - d. Urgent action to clearly mark the boundary between Lot 1 and Lot 2 DP1237702 to prevent any further damage to the flora and fauna on Lot 1.
3. Requests OSL and DPHI to provide a detailed response to the Council within [20] business days (Contract settlement is 42 days since sale), outlining the steps they will take to address these concerns.
4. Informs the Wolli Creek Preservation Society of the Council’s actions and provides them with copies of the correspondence sent to OSL and DPHI.
5. Requests a report to be presented to Council to next Council Meeting in May 2025, detailing the response received from OSL and DPHI, and outlining any further actions required by Council to ensure the protection of Lot 1 DP1237702.
6. Requests Council to investigate and report on any actions within the Councils power to assist in protecting Lot 1 DP1237702.
7. Attaches to the correspondence with OSL and DPHI the site diagram and photos provided by the Wolli Creek Preservation Society.

8. Requests Council to carefully monitor any vegetation removal on Lot 2 DP1237702 to ensure it adheres to all relevant planning conditions, including those outlined in the State Environmental Planning Policy (Resilience and Hazards) 2021, specifically Clause 2.8.
9. Requests Council to provide a report to Council within six weeks, outlining any vegetation removal undertaken on Lot 2/1237702, and any compliance issues.
10. Council provide an urgent update on whether the lands known as 2-6 Unwin Street have been transferred to Canterbury-Bankstown Council and if so on what date has this occurred?"

BACKGROUND

1. The Wolli Creek Preservation Society (WCPS) has raised concerns regarding the protection of Lot 1 DP1237702, a strip of land at the foot of Wolli Bluff in Earlwood, zoned C1 (National Parks and Nature Reserves).
2. The adjoining Lot 2 DP1237702, zoned R2 (Low Density Residential), was sold by the Department of Planning, Housing and Infrastructure (DPHI) on 2 March 2025.
3. WCPS and the community reports that the boundary between Lot 1 and Lot 2 is not clearly marked, posing a risk to the flora and fauna on Lot 1 due to potential development activity on Lot 2.
4. WCPS and community have provided evidence of damage to native trees and shrubs on Lot 1, which occurred prior to the auction of Lot 2 on 15 March 2025.
5. WCPS and the community seek confirmation of the zoning of Lot 1 DP1237702 as C1 (National Parks and Nature Reserves).
6. WCPS and the community seek confirmation of the reported plan for DPHI to transfer ownership of Lot 1 DP1237702 to the NSW National Parks and Wildlife Service, and if so, the timeline for this transfer.
7. WCPS seeks clarification on whether the Office of Strategic Lands (OSL) approved the removal of trees and shrubs on Lot 1 DP1237702.
8. WCPS seeks immediate action to clearly mark the boundary between Lot 1 and Lot 2 to prevent further damage to Lot 1.
9. Lot 2 DP1237702 is partly within a "proximity area for coastal wetlands" as defined in section 2.4(2) of the State Environmental Planning Policy (Resilience and Hazards) 2021.
10. Clause 2.8 of the SEPP requires that any development consent must not significantly impact the biophysical, hydrological or ecological integrity of adjacent coastal wetlands, or the quantity and quality of surface and ground water flows to and from those wetlands.

FINANCIAL IMPACT

No financial impact provided.

CHIEF EXECUTIVE OFFICER'S COMMENT

In the main there are no financial impacts of the motion as written.

Monitoring vegetation removal on Lot 2 DP1237702 to ensure it adheres to all relevant planning conditions, including those outlined in the State Environmental Planning Policy (Resilience and Hazards) 2021, specifically Clause 2.8 will require a diversion of resources.

Providing a report to Council within six weeks, outlining any vegetation removal undertaken on Lot 2/1237702, and any compliance issues will also require a diversion of resources to investigate analyse and prepare information for a report.

The resources (and skills required of those resources) required cannot be quantified at this time, but they are expected to be able to be managed within the exiting Operational Plan and Budget.

Notice of Motions & Questions With Notice - 29 April 2025

ITEM 11.5 66-72 Rickard Road, Bankstown

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

“That:

1. A report be prepared for the next council meeting in May 2025 outlining the following re Civic Tower, 66-72 Rickard Road, Bankstown:
 - a) The level and floor space meterage available including the time that it has been untenanted since 2022.
 - b) Information as to who and what had occupied these now untenanted floors/ floor space since 2022.
 - c) The commercial value of this untenanted floor space available in Civic Tower including duration of this space being vacant since 2022.
 - d) An outline of steps taken (if any) and names of real estate agents who may have been engaged to lease or advise on the untenanted commercial space at Civic Tower – Rickard Road, Bankstown.
 - e) Details of registered valuations of the untenanted floor space in Civic Tower, 66-72 Rickard Road, Bankstown.”

BACKGROUND

None provided.

FINANCIAL IMPACT

None provided.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact of the motion as written.

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ITEM 11.6 Palestine Information Wall – Promoting Historical Awareness and Community Understanding

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

“That Council:

1. Supports the installation of a Palestine Information Wall in selected Canterbury-Bankstown Library locations as an educational and community-focused display presenting the rich history of Palestine and its people prior to 1948.
2. Acknowledges the existence of a vibrant Palestinian society prior to the creation of the State of Israel—including functioning governance, cultural life, education systems, a postal service, passports, currency, local media, and participation in international trade and sporting events.
3. Recognises the diverse aspects of Palestinian life before 1948, including literature, art, music, architecture, agriculture, and organised sports such as football clubs that engaged regionally and internationally—showcasing a thriving, complex society with deep roots.
4. Emphasises the importance of fostering understanding across our diverse population, and the role Council can play in helping communities and individuals learn more about one another through respectful, informative, and accessible platforms.
5. Acknowledges that initiatives like the Palestine Information Wall promote social cohesion by providing a space for education, dialogue, and truth-telling—helping combat misinformation and historical erasure while celebrating the rich contributions of all peoples.
6. Requests Council officers to work with relevant historians, educators, Palestinian community organisations, and cultural institutions to co-design the wall’s content and presentation, ensuring it is historically accurate, culturally respectful, and in line with Council’s commitment to inclusion.
7. Subject to Council support, that the Palestine Information Wall – Promoting Historical Awareness and Community Understanding project form part of the 2025/26 Operational Plan”

BACKGROUND

Canterbury-Bankstown is one of the most culturally diverse areas in Australia. Our strength lies in that diversity—and in our willingness to learn about each other’s histories, identities, and contributions.

Palestine prior to 1948 was a land of vibrant civic life, rich cultural traditions, and social infrastructure. Its people lived in towns and villages, ran businesses, created art and music, played organised sport, and participated in the global community.

By installing a Palestine Information Wall, we provide a factual, respectful, and educational opportunity for all residents—regardless of background—to engage with a history that is often overlooked. This initiative furthers our commitment to truth-telling, understanding, and social harmony.

FINANCIAL IMPACT

There is no financial impact of the motion as written as it seeks the matter to be supported by Council and included for consideration as part of the 2025/26 Operational Plan.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact of the motion as written as it seeks the matter to be supported by Council and included for consideration as part of the 2025/26 Operational Plan.

Notice of Motions & Questions With Notice - 29 April 2025

ITEM 11.7 Damage to Council Roads Caused By Metro

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

“That the damage caused to our road network by buses replacing trains on the Bankstown Line is at alarming levels and I call on Council to:

1. Prepare a brief for Council on the costs incurred to repair the roads to date, and the estimated costs of remediation work into the future. Also, to provide a brief to Councillors on discussions with Transport for NSW (TfNSW) in relation to reimbursing Council for the cost of funding of road repairs.
2. Compile video and photographic evidence of the damage caused to our roads including any Asset AI generated images from our street sweepers and garbage trucks.
3. Write to TfNSW seeking any data they have collected in relation to alternative travelling arrangements made by commuters since the Bankstown Line rail shutdown (i.e., Opal data).”

BACKGROUND

The shutdown of the Bankstown Line to pave the way for the new Metro is a case of the good, the bad and the ugly. The new Metro will deliver a state-of-the-art rail service ferrying commuters every four minutes during peak hour and its arrival is much anticipated. Works began late last year and saw more than 400 buses replace trains on the busy line.

My understanding is that to date Council has spent close to \$1 million repairing roads damaged by the buses, and that figure grows as each day passes. I am informed that TfNSW has offered a conditional \$350,000 and are now locked in discussions with Council to determine the extent of the damage and what they believe they are liable for.

We need to stand firm and not accept anything less than total compensation for the destruction of our roads, as it is clear the extent of the damage would not have been caused had the buses not been used to ferry hundreds of thousands of commuters.

Additionally, we were originally told by Metro that commuters would not flock to other rail lines such as the East Hills T8 line or the Western T1 line. I am informed by commuters that these services are packed with Bankstown T3 commuters, and their car parks are full. Therefore, I am also curious to see Opal card or other data on where our displaced Bankstown T3 commuters have gone. I am also curious if people are using the pink T3 replacement buses

because if the NSW Government is ruining our roads by running empty buses and trying to make our ratepayers wear the costs then serious questions need to be answered by the Premier of NSW.

FINANCIAL IMPACT

There are no financial impacts of the motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

There are no financial impacts of the motion as written.

Notice of Motions & Questions With Notice - 29 April 2025

ITEM 11.8 CBCity Positive Ageing Plan 2024-2028

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

“That Council:

1. Review the existing CBCity Positive Ageing Plan 2024-2028 in relation to scams and fraud impacting our elderly residents as part of our 2025/26 Operational Plan.
2. That the review consider any actions that might make use of existing information and education campaigns developed by other organisations that could be adopted or re-purposed to target households/residents within the LGA who belong to this ‘at risk’ age group.
3. Seek and apply for potential funding sources from appropriate government departments and other state and federal organisations to support the implementation of any actions identified.”

BACKGROUND

Canterbury-Bankstown is home to a significant and growing number of older residents, who make up 20.5% of the LGA’s population. As this demographic continues to grow, it is crucial that we prioritize their safety and well-being.

In recent years and with the increasing prevalence of technology such as AI, scams and fraud targeting older Australians have reached alarming levels, with those over 65 being disproportionately represented, accounting for 31% of all scam-related losses reported.

Councillors would be aware that our Community Safety and Crime Prevention Plan has priority areas for ‘Online Safety’ (p35) and ‘Scams and Fraud’ (p39). However, it would seem appropriate that with this growing trend for online Safety and scams and fraud towards our older residents, that we seek to review, and if required, amend/update our CBCity Positive Ageing Plan to protect older residents from financial harm and also enhance their overall quality of life by fostering a community of trust and support.

It is our collective responsibility to act and ensure that older residents are not left vulnerable to exploitation, and I would like to see that we do all we can, in collaboration with government and the private sector.

FINANCIAL IMPACT

There should be no financial impact of the motion as it seeks to undertake a review of the CBCity Positive Ageing Plan 2024-2028 as part of our 2025/26 Operational Plan, and it seeks to source grant and other funds to bring any identified actions to life.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact of the recommendation as written.

Notice of Motions & Questions With Notice - 29 April 2025

ITEM 11.9 Richard Podmore Dog Park

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

“That Council prioritises community engagement relating to the status of Richard Podmore Dog Park and its rehabilitation or replacement, to address the concerns raised by residents about its permanent closure.”

BACKGROUND

Richard Podmore Dog Park has been closed for a number of months due to asbestos being found on the grounds. I understand that this land is adjacent to the M5, it is mapped and categorised as an Endangered Ecological Community and that rehabilitation of historical landfilling in such an area can be complex.

Over the last few months there has been conflicting information circulating as to whether or not the park will be re-opened or permanently closed. Many residents have contacted me wanting to know the status of the dog park and where its future lies.

The purpose of this motion is to address the concerns raised by residents so that there is clear information on the plan to either rehabilitate or replace this Dog Off Leash Area.

FINANCIAL IMPACT

I anticipate that good community engagement and information would form part of our normal operations, and that any works required would form part of our 2025/26 Operational Plan.

CHIEF EXECUTIVE OFFICER'S COMMENT

There are no financial impacts of the motion as written.

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ITEM 11.10 Dunc Gray Velodrome Funding

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

“That Council applauds and acknowledges Federal Government Minister and Member for Watson, the Hon. Tony Burke, for throwing AusCycling a lifeline, with a funding commitment of \$2.5 million to enable them to continue operating the Dunc Gray Velodrome to support our future Olympians and the wider community.”

BACKGROUND

The Dunc Gray Velodrome was purpose built by the State Government at a cost of \$42 million to support National and State cycling and was centre stage during the 2000 Olympics.

Since then, the velodrome was sub leased to the Bankstown District Sports Club, and most recently managed by the NSW Office of Sport.

All those arrangements came to an end on 31 March this year.

Council had been in discussions with AusCycling to potentially operate the facility and their clear intention is to unite, connect and grow cycling and riding both locally and across the country. A not-for-profit organisation, AusCycling works across all aspects of cycling, from grassroots to elite levels, and organizes various events.

The funding commitment by Minister Tony Burke will in the short term allow AusCycling to carry out much needed improvements to the velodrome which will not only continue to support future Olympians but provide a facility for other sporting users as well as community organisations.

FINANCIAL IMPACT

There is no financial impact of the motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact of the motion as written.

Notice of Motions & Questions With Notice - 29 April 2025

ITEM 11.11 Display of Easter Banners at Council Building During the Easter Period

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

“That Council

1. Display Easter banners at the Council building during the Easter period to acknowledge and recognise Easter as a significant religious and cultural celebration for members of the Christian faith within our community.
2. Note that the City of Canterbury Bankstown is one of the most diverse and multi-faith communities in Australia and continues to honour and celebrate the traditions and contributions of all its faith and cultural groups.
3. Consider similar symbolic acknowledgements during major religious and cultural observances of other communities, as part of Council’s ongoing commitment to inclusion, harmony, and multicultural and multi-faith recognition.”

BACKGROUND

Canterbury-Bankstown is one of Australia’s most diverse, multi-faith communities. According to the 2021 Census, our City includes large populations of Christian (41.8%) including Catholics (21.2%) and Orthodox (9.2%); Muslims (23.6%); Buddhists (6.1%); Hindus (2.1%), and others.

Easter is an important time for many people in our community. It is a special event in the Christian calendar and is a time for faith, reflection and being with family. Many residents in Canterbury-Bankstown celebrate Easter, and it is a meaningful part of their lives.

Putting up banners at the Council building is a simple and respectful way to show we recognise and support this important time. As a Council that is one of the most multicultural and multi-faith cities in Australia, we proudly support all communities. This motion also asks Council to consider similar displays for other major religious and cultural celebrations throughout the year. It sends a message that we value all faiths and traditions in our community and shows that everyone belongs in our City.

FINANCIAL IMPACT

Banners should only be a very small cost.

CHIEF EXECUTIVE OFFICER'S COMMENT

Funding of future banners promoting Easter can be accommodated within Council's existing banners and promotions budget.

There is no immediate impact to 'consider' similar symbolic acknowledgements during major religious and cultural observances of other communities. This would form part of future operational budgets for Council's consideration.

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ITEM 11.12 Recognition of the Canterbury-Bankstown Bulldogs' Historic Winning Streak

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

“That Council:

1. Congratulates the Canterbury-Bankstown Bulldogs on their outstanding achievement of six consecutive wins in the 2025 NRL season.
2. Acknowledges the Club's ongoing contribution to community pride, youth engagement, and the cultural identity of Canterbury-Bankstown.
3. Commends Head Coach Cameron Ciraldo, the players, and the entire Bulldogs organisation for their dedication, discipline, and leadership on and off the field.
4. Requests the Mayor write to the Bulldogs' Board and coaching staff to express Council's congratulations and support.
5. Investigates opportunities to host an official civic reception to recognise the team's achievements and present a formal plaque of appreciation from the City of Canterbury Bankstown.”

BACKGROUND

On 18 April 2025, the Canterbury-Bankstown Bulldogs secured their sixth consecutive victory of the 2025 NRL season, defeating the South Sydney Rabbitohs in the iconic Good Friday clash at Accor Stadium.

The match drew a crowd of over 65,000 fans and demonstrated the immense pride and passion Bulldogs supporters hold across the Canterbury-Bankstown area. This winning streak marks one of the club's best starts to a season in recent memory and has reinvigorated community spirit.

FINANCIAL IMPACT

None provided.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact of the motion as written, the costs of a civic reception can be explored as part of the requested 'investigation'.

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ITEM 11.13 State Financial Assistance

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

“That Council:

1. Requests to meet with the Premier Chris Minns and the Treasurer Daniel Mookhey, to discuss potential financial solutions to bridge the funding gap caused by the unfair rate pegging of Council rates.
2. Requests to meet with the Federal Minister for Local Government to discuss subsidy options or alternative financial support mechanisms to alleviate budgetary shortfalls as a result of declining Federal funding to local Government.
3. The Council prepare a motion for the next Local Government NSW Conference for the NSW Government to establish broader financial strategies to support the local communities amidst the rising cost-of-living crisis.”

BACKGROUND

I refer to my previous motion of February 2025 (attached) relating to Federal and State Financial Assistance.

Disappointingly this has been ignored by both sides of politics, with no response received.

Given the financial challenges faced by local residents, it is imperative that the Council actively seeks external support to maintain essential services while ensuring financial relief for the community.

This motion seeks to move from expecting a response from the NSW State and Federal Governments and oppositions to meeting the incumbent Governments face to face to raise this important issue.

FINANCIAL IMPACT

There are no financial impacts of the motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

There are no financial impacts of the motion as written.

ATTACHMENTS [Click here for attachment](#)

1. Previous Notice of Motion to Council

Notice of Motions & Questions With Notice - 29 April 2025

ITEM 11.14 Bird and Wildlife Sanctuary

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

“That Council support the proposal by the Cooks River Valley Association (CRVA), and work with them, to investigate the possibility of creating a bird and wildlife sanctuary in a fenced area of Gough Whitlam Park, Earlwood.”

BACKGROUND

I have been approached by members of the Cooks River Valley Association (CRVA) with a unique proposal to convert an unmaintained area of Gough Whitlam Park, Earlwood, into a refuge for our valuable and unique birds and other wildlife.

Creating a protected area for wildlife within an urban setting is crucial for preserving biodiversity and ensuring the survival of vulnerable species. Urban environments often pose significant threats to wildlife, with predation from domestic and feral cats and foxes being among the most pressing issues. These predators can decimate populations of small birds, reptiles, and mammals, leading to a decline in local biodiversity. By establishing a sanctuary that is fenced and specifically designed to exclude these pests, we can create a safe haven where native wildlife can thrive without the constant threat of predation. In the future this could also provide educational benefits, allowing the community to have a great understanding of the impact of pest species.

I understand there is already a fenced off area of unmaintained land at the western end of Gough Whitlam Park that was once a Sydney Water Depot. This site provides a ready-made barrier against invasive predators, allowing immediate focus on restoring native vegetation and habitats.

I appreciate that further investigation would be required around ownership, access, existing contamination on the site, and what restorations can be undertaken. However, with committed community organisations (CRVA and The Mudcrabs) willing to get actively involved in maintaining and restoring the area, this has the potential to be both cost-effective and highly impactful, ultimately leading to a thriving sanctuary for urban wildlife.

FINANCIAL IMPACT

As the CRVA and Mudcrabs have proposed to undertake any restoration works, and the area is already fenced, this would have limited financial impact on Council.

CHIEF EXECUTIVE OFFICER'S COMMENT

As this is an investigation there is no financial impact of the motion as written.

Notice of Motions & Questions With Notice - 29 April 2025

ITEM 11.15 Review of Parking Arrangements: Bayview Avenue, Earlwood and Phillips Avenue, Canterbury

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

“That Council’s traffic team prepare a report for traffic committee seeking the introduction of a 4hr parking time limit (24 hours, seven days a week) on Bayview Avenue Earlwood between Gough Whitlam and Waterworth parks and also Phillips Avenue outside Tasker Park.”

BACKGROUND

These stretches of road do not fall within the definition a ‘built up area’ under the Roads Act. As a consequence, heavy vehicles use them as a parking depot which in turn attracts, food trucks, camper vans and trailers to park for long periods of time. This not only creates an eyesore in these areas, it also impacts all the families using these large sporting precincts.

I anticipate that 4hr parking will support the local residents and families using the active sports areas while prohibiting long stay parking of the trucks, vans and trailers. The traffic committee process will see consultation and enable the community to have a say.

FINANCIAL IMPACT

There is no financial impact of the motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact of the motion as written.

Notice of Motions & Questions With Notice - 29 April 2025

ITEM 11.16 Public Toilets in Wiley Park

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

“That Council investigate the provision of public toilets in Wiley Park, located on The Boulevard, including the feasibility of returning the toilets on The Boulevard to operation and consideration of other options.”

BACKGROUND

Access to clean, safe public toilets is essential for the comfort and dignity of all community members and plays a role in making our public spaces inclusive and accessible.

The provision of public amenities in key locations such as Wiley Park not only supports users but also helps activate the surrounding area.

I understand that the public toilet facilities on The Boulevard in Wiley Park have been closed for some time. I would like Council to explore what would be required to reopen these facilities, including any necessary upgrades to ensure safety, usability, and community confidence.

This investigation should also consider alternative locations for a new or relocated public toilet, and any complementary improvements such as increased lighting, landscaping, and passive surveillance. Operational considerations such as cleaning schedules and security measures should form part of the review.

FINANCIAL IMPACT

This information will enable an informed decision on future budgets.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact of the motion as written.

Notice of Motions & Questions With Notice - 29 April 2025

ITEM 11.17 Improved Verge Slashing on Henry Lawson Drive, Padstow Heights, Revesby Heights and Picnic Point

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

“That Council:

1. Requests for Transport for NSW to urgently conduct slashing and maintenance of the verges along Henry Lawson Drive particularly at Padstow Heights, Revesby Heights (the intersection of The River Road and Henry Lawson Drive), and Picnic Point.
2. Requests for Transport for NSW to develop and implement a maintenance schedule for slashing long grass and weeds at critical locations along Henry Lawson Drive, particularly between Padstow Heights, Revesby Heights, and Picnic Point.”

BACKGROUND

There are growing concerns from local residents and road users regarding the poor maintenance of verges and vegetation along Henry Lawson Drive, particularly in the areas of Padstow Heights, Revesby Heights (notably at the intersection with The River Road), and Picnic Point.

In several sections, long grass and weeds behind guard rails have been left to grow unchecked, with some reaching heights exceeding one metre. This presents not only an unsightly appearance but more importantly, a serious road safety hazard - especially around bends, intersections, entry and exit points, and areas where visibility is critical for safe driving.

My understanding is that weed and grass slashing is currently being done in an ad-hoc way with no regular maintenance schedule – and this is not good enough.

The primary safety concern stemming from the overgrown grass and weeds is reduced visibility for motorists. Henry Lawson Drive winds through bushland and suburban areas by the Georges River, and at certain spots, notably the intersection with The River Road, sight lines are crucial. Residents have raised that their view of oncoming traffic is obstructed by tall grass and shrubs behind the safety barriers. Overgrown vegetation behind the guard rail on the curve exacerbates this blind spot.

There are several sections where long grass and weeds behind guard rails have grown to a height that makes it difficult navigating bends and intersections and I am asking that Transport for NSW attends to the overgrown weeds now, undertake a review and risk assessment, and appropriately introduce either programs of inspections or scheduled maintenance to ensure that the grass and weeds are kept under control.

FINANCIAL IMPACT

There is no financial impact of the motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact of the motion as written.

Notice of Motions & Questions With Notice - 29 April 2025

ITEM 11.18 Hero's Hill Memorial Flag Poles

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

“That Council investigates:

1. The feasibility and costs of installing a flag pole at the Hero’s Hill Memorial located in Sandakan Road, Revesby Heights. This should include the option to install a solar powered floor spotlight to illuminate the flag. All outcomes to be considered as part of Council’s 2025/26 Operational Plan.
2. Potential grant programs and opportunities to assist with funding, such as The Community War Memorials Fund which closes on 25 June 2025.”

BACKGROUND

With ANZAC Day being recently commemorated on 25 April, it is a fitting time for Council to consider how we can further honour the service and sacrifice of our veterans, current service personnel, and their families, particularly through the enhancement of our local memorial sites. War memorials are very important to our local community. They are places where we come together to remember and honour the many sacrifices made for the freedom of our Country.

They provide a space for reflection, education, and commemoration, ensuring that the legacy of those who served and the lessons of history are preserved for future generations. By visiting and maintaining these memorials, we pay tribute to the bravery and resilience of our ANZACs.

The Hero’s Hill Memorial, located on Sandakan Road in Revesby Heights, holds deep historical and emotional significance for our local community. Originally part of the Repatriation Commission Housing Estate, Hero’s Hill was established to house returned servicemen and their families after World War II. Many of those families made Revesby Heights their home, even some families to this day, and their presence helped shape the spirit and character of the area we know today.

The memorial itself has long served as a place of quiet reflection and remembrance, where locals gather to pay tribute on ANZAC Day and other commemorative occasions. However, the site currently lacks a flagpole, limiting its ability to fully honour those who have and currently serve. It is with this in mind that I am asking for a small improvement to the memorial. My hope is that Council may be able to install a flag pole at the memorial, including

the option of a solar-powered floor spotlight to illuminate the flag. This allows for the Australian Flag to be flown proudly and with the dignity and visibility it deserves.

Further, the motion requests that Council explore potential grant funding, such as the Community War Memorials Fund, which supports the conservation, repair and improvement of war memorials throughout NSW. These investigations would help inform Council's 2025/26 Operational Plan, allowing for appropriate planning and budgeting.

Hero's Hill is not just a memorial, it is a reflection of our local history, a symbol of service and sacrifice, and a lasting reminder of the strong connection between Revesby Heights and Australia's military legacy.

Having a brother who is currently part of the Australian Defence Force, I understand the pride, commitment, and sacrifice that comes with service. This motion reflects not only a civic responsibility, but also a personal one to ensure our community continues to honour and support those who serve, and have served, our country.

Below I am sharing images of the current Hero's Hill War Memorial for those that are not familiar with the site.



Figure 1 - The current Hero's Hill Memorial

FINANCIAL IMPACT

The investigation does not seek commitment of funds at this time.

CHIEF EXECUTIVE OFFICER'S COMMENT

There are no financial impacts of the motion as written.

Notice of Motions & Questions With Notice - 29 April 2025

ITEM 11.19 Heritage Order Required - St Paul's Anglican Church - Chapel Road, Bankstown

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

“That Council:

1. Adopt the recommendations and findings outlined in the letter sent to the Council supporting the heritage listing of St Paul’s Church in central Bankstown by heritage consultants Dr Sue Rosen and Geoff Ashley in August 2023 and those expressed in the Heritage Assessment conducted by 20th century heritage specialist Dr Roy Lumby and by Bankstown historian Dr Sue Rosen of Sue Rosen Associates in 2015.
2. Write urgently to the Heritage Council and Dept of planning urging immediate heritage listing of St Paul’s and its grounds on the basis that it is Culturally significant: As stated in the 2016 report’s Statement of Significance.”

BACKGROUND

I am seeking Council’s support to adopt the recommendations and findings outlined in the letter sent to the Council supporting the heritage listing of St Paul’s Church in central Bankstown by heritage consultants Dr Sue Rosen and Geoff Ashley in August 2023 and those expressed in the Heritage Assessment conducted by 20th century heritage specialist Dr Roy Lumby and by Bankstown historian Dr Sue Rosen of Sue Rosen Associates in 2015.

This report was followed by a supplementary report in 2016. At the time, the findings of both reports were supported by Council’s planning staff and subject to additional reviews which also supported its findings. The church and its associated buildings are physical evidence of the development of 20th Century Bankstown as shaped by its community. Raised with local funds, designed by Norman McPherson, a recognised celestial architect of some distinction with its furnishings donated by leading members of the community, such as the English and Fitzpatrick families. Numerous memorials can be found in the church and its grounds

The precinct of St Paul’s is locally historically significant due to its capacity to demonstrate the historic themes of “Towns, suburbs and villages”, “Creative endeavour”, “Religion” and “Birth and Death”. It has local historic associative significance due to its association with both prominent and less prominent Banktownians with that association documented on the walls, in the windows and the furniture and fittings of the church.

Its very existence is the product of local endeavour, fundraising and support for the church and parish – a testament to its local social significance for the community across the century, as currently evidenced by those who have reacted to the threat of its loss. It has local aesthetic significance due not only to its landmark status near the civic centre but as an example of the work of N.W. McPherson. It is of technical and research significance as an example of Church architecture with an unusual connection of the rectory with the church, and as a reflection of the changing aspirations of the community. This feature also lends the building local significance under the rarity criteria, rarity is also augmented by the survival of the entire complex from its inception as a parish in the second decade of the twentieth century.

The Church with its activities and functions embodied in the complex also has local representative significance.

This matter is not new. For completeness I reproduce information I provided in my motion to Council on this same issue at the 18 April 2023 Ordinary Council Meeting, some two years ago with the NSW Government having ignored critical heritage for the whole two years.

I rely on the Report by Sue Rosen and Associates dated February 2016 which contains a supplementary heritage advice for St Paul's Anglican Church, 459 Chapel Road, Bankstown.

St Paul's is demonstrative of the work of the architect Norman Wellard McPherson who was responsive to trends in ecclesiastical architecture in the interwar and post war Eras. He has designed a number of significant Anglican, Methodist and Congregational Churches.

The site at 459 Chapel Road Bankstown is comprised of the church and rectory with its unusual pre-reformation and almost monastic grounds. The church fabric is locally noteworthy with quality brick work and timber joinery and fittings and the tower provides a stunning landmark.

The Church has local historic associative significance due to its association documented in the walls, in the windows and furniture and fittings with the involvement of the Engisch and Fitzpatrick families.

St Paul's parishioners, Alan Richard Maunsell (died in 1944 on a HMAS ship hit by the Japanese Suicide pilot) and Bruce Marshall died in 1942 WW2 in Papua. Both aged 21 and both had been parishioners of St Paul's. Alan Maunsell was a Sunday school teacher at the church. Bruce Marshall was the son of the Minister Hugh Marshall at St Paul's.

Of note is the fact that there are three other churches (as at the date of the February 2016 report) designed by McPherson which are heritage listed items by their respective councils being as follows:

- *The Mosman Uniting Church and Hall, 38a Balmoral Road, Mosman*
- *The Uniting Church Group (comprising Church, Personage and Fence), 134 Wagonga Street, Narooma (Eurobedella Shire)*
- *The All Saints Cathedral Group at Bathurst (1970 Works), 11 Church Street, Bathurst (Bathurst Regional Council)*

Of note there exists at least 35 plaques in the garden dedicated to families and World War II veterans and Father Tony Ward who served at St Paul's for 30 years.

On a final note we as a council are not in the business of allowing churches to be demolished for high rise development. We need to respect our past in order to succeed into the future.

It is inconceivable to even to think of any demolition of this magnificent building (which is not only of heritage and local significance) but the fact that the ashes of a Minister Thomas Ian Lawrence who passed away in 1981 - are interred in the alter of the Church.

FINANCIAL IMPACT

There is no financial impact for this motion.

CHIEF EXECUTIVE OFFICER'S COMMENT

In 2015, the former Bankstown City Council resolved to use its delegation under the *Heritage Act 1977* to make an Interim Heritage Order for the site however, in 2016, Council resolved not to proceed with the proposed heritage listing.

The delegation does not permit Council to make a further Interim Heritage Order for the same site, however, the Minister may make an Interim Heritage Order.

The NSW Department of Planning, Housing and Infrastructure (DPHI) developed the planning controls for the Bankstown CBD as an Accelerated Transport Orientated Development (TOD) Precinct. Their LEP changes came into effect on 27 November 2024. Councillors were advised of these changes on 25 November 2024, including that a special clause for St Paul's Anglican Church will require community facilities, seniors housing and/or affordable housing in any redevelopment.

It is our understanding that DPHI fully considered the Heritage Value of this site as part of its work amending the LEP for the Bankstown Accelerated TOD. The draft LEP exhibited by DPHI did suggest the St Pauls Church site would have some form of heritage listing however that was not where DPHI resolved to finalise the LEP.

ATTACHMENTS

[Click here for attachments](#)

1. Letter to the Mayor
2. Supplementary Heritage Report – Provided under separate cover

Notice of Motions & Questions With Notice - 29 April 2025

ITEM 11.20 Councillor Questions

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

1. How much money did Council spend on the initial construction of the upgraded speed hump at Fore Street, Canterbury?
2. How much money has Council now further spent on rectifying the entry and exit design issues as a result of Council re-demolishing and re-installing the entry and exit ramps onto the speed hump to reduce the steep gradient and make the entry and exit ramps a smoother and less damaging ride.
3. Who is responsible for undertaking this design and why was it so implemented in the fashion which prompted a further redesign and expenditure of funds?
4. What sort of Quality Control steps are in place that checks that the designs are fit for purpose and that installation is closely monitored and checked during each stage of the build?
5. What actions will be taken by Council to ensure that such circumstances are eliminated in the future?
6. Does Council have a panel of Senior and junior barristers from which it chooses from to appear at matters at ICAC and Parliamentary Inquiries ?
7. If so who how is this panel chosen and by whom?
8. What was the breakdown and total cost thereof of legal costs incurred of Senior Counsel, junior counsel, instructing solicitors and or paralegals appearing on behalf of Canterbury Bankstown Council in Operation Mantis? The aforementioned cost is to include the cost of both private and public hearings held.
9. Who chose and approved the appointment and expenditure for senior counsel, junior counsel and instructing solicitors for Operation Mantis ?
10. What was the breakdown and total cost thereof of legal costs incurred for Senior Counsel, junior counsel ,instructing solicitors and or paralegals appearing on behalf of Canterbury Bankstown Council in Operation Dasha? The aforementioned cost is to include the cost of both private and public hearings held.
11. Who chose and approved both the appointment and expenditure for senior counsel, junior counsel and instructing solicitors for Operation Dasha ?

- 11a) Can Council make available (to interested councillors) the Costs Agreement and Disclosure for all legal practitioners engaged to do work on behalf of Canterbury Bankstown Council both for Operation Dasha and Operation Mantis and if not, why not?
12. What is the total monies paid to the Probity Officer/Legal Firm for each of the financial years 30 June 2016 to current date?
13. What monies were paid by Council for the preparation of leasing arrangements for the property known as 74 Rickard Road, Bankstown?
14. Which registered leases did Council pay for in relation to the property known as 74 Rickard Road, Bankstown?
15. Who provided the instructions for the lawyers involved in the preparation of such leasing arrangements?
- 15a) Who was the law firm instructed to act for Council in the preparation of the lease arrangements for the property known as 74 Rickard Road, Bankstown?
- b) Who was the registered valuer engaged to provide services to Canterbury Bankstown Council for the property known as 74 Rickard Road, Bankstown ?
- c) Can these valuation report(s) and the dates provided thereof be made available to interested councillor(s) and if not, why not?
16. Is Council involved in any discussions (with Government and or private industry) to provide accommodation in any of its buildings and or lands for the relocated Bankstown TAFE and if so will a report be prepared for the Council elected body for its information?
17. What is the total cost, number of personnel and composition of Council inhouse legal unit for each of the financial years from 2017 to current date?
18. What is the total cost, number of personnel and composition there of Council's media unit, communications unit and supporting staff for each of the financial years from 2017 to current date?

12 CONFIDENTIAL SESSION

12.1 Property Matter - Lease of Kiosk at Gough Whitlam Park, Earlwood

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 Property Matter - Lease of Kiosk at Gough Whitlam Park, Earlwood

This report is considered to be confidential in accordance with Section 10A(2)(d)(i) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.