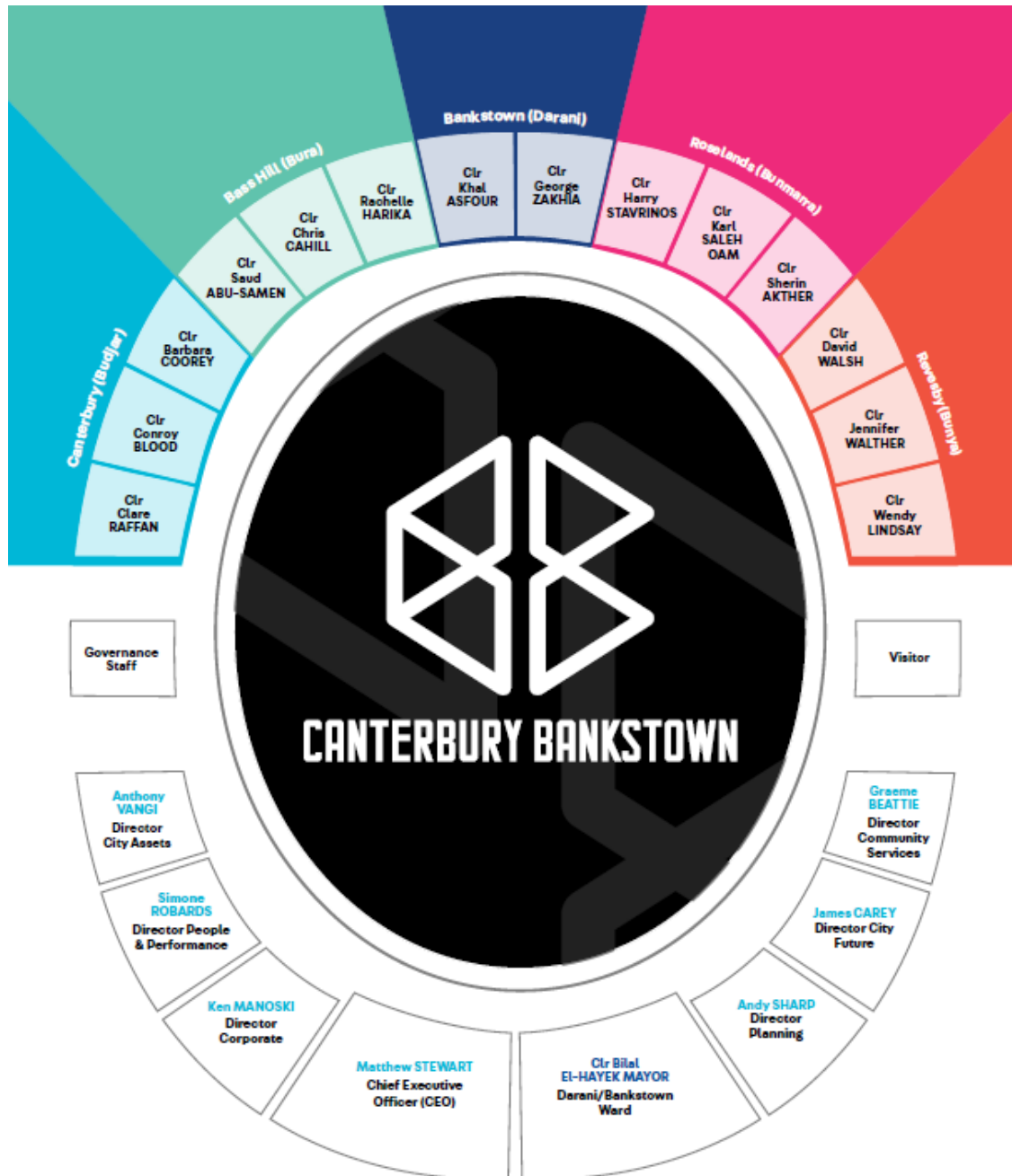




# Agenda for the Ordinary Meeting

22 July 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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## ORDER OF BUSINESS

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## **1 LEAVE OF ABSENCE**





## **2            CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

The following minutes are submitted for confirmation -

2.1    Minutes of the Ordinary Meeting of Council of 17 June 2025 .....	11
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**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 17 JUNE 2025**

---

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

**APOLOGIES** Councillor Saleh OAM

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**HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.57 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:**  
**(226)** **LEAVE OF ABSENCE**  
**CLR. ZAKHIA:/CLR. STAVRINOS**

RESOLVED that Leave of Absence be granted to Clr Saleh OAM due to personal reasons.

- CARRIED

**SECTION 2:**  
**(227)** **CONFIRMATION OF MINUTES**  
**CLR. WALSH:/CLR. STAVRINOS**

RESOLVED that the minutes of the Ordinary Council Meeting held on 27 May 2025 be adopted.

- CARRIED

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

In respect to Item 6.1 – Punchbowl and Wiley Park Precinct Plan Submission and Alternative Scheme to the Transport Oriented Development Program, Mayor El-Hayek declared a significant non-pecuniary conflict of interest given he has a close association with owners of property in the precinct and as such he will vacate the Chamber taking no part in debate or consideration of the matter.

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In respect to Item 6.1 – Punchbowl and Wiley Park Precinct Plan Submission and Alternative Scheme to the Transport Oriented Development Program, Councillor Walther declared a significant non-pecuniary conflict of interest given her employer owns property in the precinct and as such she will vacate the Chamber taking no part in debate or consideration of the matter.

In respect to Item 6.1 – Punchbowl and Wiley Park Precinct Plan Submission and Alternative Scheme to the Transport Oriented Development Program, Councillor Zakhia declared a pecuniary conflict of interest given he owns properties in the precinct and as such he will vacate the chamber taking no part in debate or consideration of the matter.

In respect to Item 6.1 – Punchbowl and Wiley Park Precinct Plan Submission and Alternative Scheme to the Transport Oriented Development Program, Councillor Abu-Samen declared a pecuniary conflict of interest given he owns a property in the precinct and as such he will vacate the Chamber taking no part in debate or consideration of the matter.

In respect to Item 11.4 – Honouring Billy “The Kid” Dib, Mayor El-Hayek declared a non-significant, non-pecuniary conflict of interest given he knows Mr Dib and as a matter of precaution he will vacate the Chamber taking no part in debate or consideration of the matter.

**SECTION 4: MAYORAL MINUTES**

**ITEM 4.1 KINGS BIRTHDAY HONOURS LIST**

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

RESOLVED that the Mayoral Minute be noted.

- CARRIED

**ITEM 4.2 ROAD FUNDING**

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

CLR RAFFAN TEMPORARILY VACATED THE CHAMBER AT 7.06 PM.

RESOLVED that Council write to the Premier to take into account our special circumstances and to call on him to make more funding available, so we can carry out some long-term repairs to our roads network. An investment in our roads is an investment in our city and our residents.

- CARRIED

CLR RAFFAN RETURNED TO THE CHAMBER AT 7.08 PM.

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**ITEM 4.3                      LOCAL COMMUNITY BASED DONATION**

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

RESOLVED that

1. Council supports a donation of \$500.00 to Padstow Community Care towards their 2025 Winter Appeal.
2. These funds be made available from the Local Community Based Donations Budget.

- CARRIED

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

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

RESOLVED that

1. In accordance with Council's Code of Meeting Practice, Council adopts all the recommendations of Items 8.6, 9.3, 10.1 and 11.2.
2. Standing Orders be suspended and the above items be dealt with now.
3. Standing Orders then be resumed.

- CARRIED

**ITEM 8.6                      CASH AND INVESTMENT REPORT AS AT 31 MAY 2025**

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

RESOLVED that

1. The Cash and Investment Report as at 31 May 2025 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be noted.

- CARRIED

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**ITEM 9.3                      REVIEW OF COUNCIL PARTICIPATION IN CATCHMENT MANAGEMENT COMMITTEES**

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

RESOLVED that

1. Council continue as a financial member of all three (3) catchment groups; the Cooks River Alliance, Georges Riverkeeper and Parramatta River Catchment Group, contributing membership and program fees as calculated annually for the next four years.
2. The Chief Executive Officer be authorised to sign the Memorandum of Understanding (MoU) 2025-2029 Cooks River Alliance (Canterbury Bankstown) and any future MOUs from the other Catchment Committees.
3. Council continue to provide the role of host the Cooks River Alliance as defined in the Memorandum of Understanding (MoU) 2025-2029 Cooks River Alliance (Canterbury Bankstown).

- CARRIED

**ITEM 10.1                      MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 10 JUNE 2025**

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

RESOLVED that the recommendations contained in the minutes of the Canterbury-Bankstown Council Traffic Committee meeting held on 10 June 2025, be adopted.

- CARRIED

**ITEM 11.2                      UPGRADE OF WILEY PARK – RECREATION AND THEATRE FACILITIES**

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

RESOLVED that Council:

1. Investigates opportunities to upgrade the recreational facilities within Wiley Park, including shaded seating, picnic and BBQ areas, and other family-friendly amenities.

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2. Includes in the investigation the upgrade of the outdoor theatre space, considering improvements to seating, lighting, landscaping, and its use as a community cultural venue.
3. Explores relevant funding opportunities to support the delivery of these upgrades.
4. Engages with local residents and park users, particularly those living in nearby apartment blocks, to ensure community needs and ideas are incorporated into the planning process.

- CARRIED

**SECTION 6: PLANNING MATTERS**

**ITEM 6.1 PUNCHBOWL AND WILEY PARK PRECINCT PLAN SUBMISSION AND ALTERNATIVE SCHEME TO THE TRANSPORT ORIENTED DEVELOPMENT PROGRAM**

In respect to Item 6.1 – Punchbowl and Wiley Park Precinct Plan Submission and Alternative Scheme to the Transport Oriented Development Program, Mayor El-Hayek declared a significant non-pecuniary conflict of interest given he has a close association with owners of property in the precinct and as such he vacated the Chamber taking no part in debate or consideration of the matter.

In respect to Item 6.1 – Punchbowl and Wiley Park Precinct Plan Submission and Alternative Scheme to the Transport Oriented Development Program, Councillor Walther declared a significant non-pecuniary conflict of interest given her employer owns property in the precinct and as such she vacated the Chamber taking no part in debate or consideration of the matter.

In respect to Item 6.1 – Punchbowl and Wiley Park Precinct Plan Submission and Alternative Scheme to the Transport Oriented Development Program, Councillor Zakhia declared a pecuniary conflict of interest given he owns properties in the precinct and as such he vacated the chamber taking no part in debate or consideration of the matter.

In respect to Item 6.1 – Punchbowl and Wiley Park Precinct Plan Submission and Alternative Scheme to the Transport Oriented Development Program, Councillor Abu-Samen declared a pecuniary conflict of interest given he owns a property in the precinct and as such he vacated the Chamber taking no part in debate or consideration of the matter.

HIS WORSHIP THE MAYOR CLR EL-HAYEK AND CLRS WALTHER, ZAKHIA AND ABU-SAMEN TEMPORARILY VACATED THE CHAMBER AT 7.13 PM.

The Chief Executive Officer conducted an election for the Chairperson in accordance with the Code of Meeting Practice.

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One nomination was received for Councillor Cahill.

COUNCILLOR CAHILL WAS ELECTED CHAIR.

COUNCILLOR CAHILL ASSUMED THE CHAIR AT 7.14 PM.

COUNCILLOR AKTHER TEMPORARILY VACATED THE CHAMBER AT 7.36 PM AND RETURNED AT 7.38 PM.

**MOTION**

**CLR. ASFOUR:/CLR. WALSH**

That Council

1. Endorse the submission of Council's draft Precinct Plan for Punchbowl and Wiley Park to the NSW Department of Planning, Housing, and Infrastructure, including the Precinct Plan, Recommended Planning Provision Report and supporting studies, subject to the 'Proposed amendments and post-exhibition changes' discussed in this report.
2. Write to the NSW Department of Planning, Housing and Infrastructure requesting that they notify landowners whose properties are affected by changes made after exhibition, should the Department follow through with any changes.
3. Prepare and exhibit the supporting draft Development Control Plan and Local Infrastructure Contributions Plan amendments to guide future development and provide a report to Council following exhibition.

**AMENDMENT**

**CLR. STAVRINOS:/CLR. COOREY**

That Council

1. Endorse the submission of NSW State Government Transport Oriented Development Program for Punchbowl and Wiley Park to the NSW Department of Planning, Housing, and Infrastructure.
2. Write to the NSW Department of Planning, Housing and Infrastructure requesting that they notify landowners whose properties are affected by changes made after exhibition, should the Department follow through with any changes.

**For:-**

Councillors Lindsay, Coorey and Stavrinis

**Against:-**

Councillors Blood, Raffan, Walsh, Harika, Asfour, Akther and Cahill

**THE AMENDMENT WAS LOST.**

**(236)**

**CLR. ASFOUR:/CLR. WALSH**

RESOLVED that Council



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1. Endorse the submission of Council's draft Precinct Plan for Punchbowl and Wiley Park to the NSW Department of Planning, Housing, and Infrastructure, including the Precinct Plan, Recommended Planning Provision Report and supporting studies, subject to the 'Proposed amendments and post-exhibition changes' discussed in this report.
2. Write to the NSW Department of Planning, Housing and Infrastructure requesting that they notify landowners whose properties are affected by changes made after exhibition, should the Department follow through with any changes.
3. Prepare and exhibit the supporting draft Development Control Plan and Local Infrastructure Contributions Plan amendments to guide future development and provide a report to Council following exhibition.

- CARRIED

**For:-** Councillors Raffan, Walsh, Harika, Asfour, Akther and Cahill

**Against:-** Councillors Blood, Stavrinou, Coorey and Lindsay

HIS WORSHIP THE MAYOR CLR EL-HAYEK RETURNED TO THE CHAMBER AT 7.53 PM AND RESUMED THE CHAIR.

CLRS WALTHER, ZAKHIA AND ABU-SAMEN RETURNED TO THE CHAMBER AT 7.53 PM.

**SECTION 7: POLICY MATTERS**

Nil

**SECTION 8: GOVERNANCE AND ADMINISTRATION MATTERS**

CLR BLOOD TEMPORARILY VACATED THE CHAMBER AT 7.53 PM AND RETURNED AT 7.54 PM.

**ITEM 8.1 ADOPTION OF CB2036 (COMMUNITY STRATEGIC PLAN), CBCITY 2029 (INCORPORATING 2025-29 DELIVERY PROGRAM AND 2025/26 OPERATIONAL PLAN), RESOURCING STRATEGIES (PEOPLE, FINANCE AND ASSETS) AND THE COMMUNITY ENGAGEMENT STRATEGY**

**(237) CLR. RAFFAN:/CLR. ABU-SAMEN**

RESOLVED that

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1. In accordance with s402-406 of the *Local Government Act 1993*, the revised Integrated Planning and Reporting document CB2036 (Community Strategic Plan), be endorsed.
2. In accordance with s402-406 of the *Local Government Act 1993*, Council's revised Integrated Planning and Reporting documents, including CBCity 2029 (incorporating the 2025-29 Delivery Program and the 2025/26 Operational Plan, Budget and Schedule of Fees and Charges), Asset Management Strategy 2025-35; Financial Management Strategy 2025-35; People Strategy 2025-29 and the Community Engagement Strategy (incorporating the Community Engagement Framework, Charter, Policy and Toolkit) be adopted.
3. Council notes its current strong and stable financial performance and financial position, and formally adopts the continuation with its current Financial Strategy and Ten-Year Long-Term Financial Plan path during this term of Council, particularly being no new special rate variation (SRV) increases for any properties throughout the local government area.
4. Those members of the community that provided formal submissions be thanked and advised of Council's responses in this report.
5. In accordance with the relevant sections of the Local Government Act 1993, Council makes the following Rates and Charges – Former Bankstown City Council:

**5.1 Rating Structure**

Subject to the provisions of the *Local Government Act 1993*, an ordinary rate be made and levied for the rating year 1 July 2025 to 30 June 2026 upon the land value of all rateable land within the former Bankstown City Council categorised as Residential or Business as detailed in the following table and subject to a minimum rate:

Category / Sub-Category	Ad-Valorem Rate	Minimum Rate
Residential – Ordinary	0.0013645 1	\$1,086.80
Business – Commercial Large	0.0054580 4	\$1,086.80
Business – Commercial General	0.0040935 3	\$1,086.80
Business – Industrial Large	0.0054580 4	\$1,086.80
Business – Industrial General	0.0040935 3	\$1,086.80

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Business – Ordinary	0.0027290 2	\$1,086.80
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The residential and business ad valorem rates in the table above have been adjusted to account for year 5 (2025/26) of the eight-year gradual harmonisation process in order to have one harmonised rating structure for the City by 1 July 2028.

**5.1.1 Bankstown Airport**

For properties where an ex-gratia payment in lieu of rates is applicable, Council will apply an equivalent ad-valorem rate or minimum charge that applies to the Business – Industrial General sub-category.

**5.1.2 Defence Force Housing**

For properties where an ex-gratia payment in lieu of rates is applicable, Council will apply an equivalent ad-valorem rate or minimum charge that applies to the Residential – Ordinary category.

**5.2 Domestic Waste Management Service Charges**

Subject to provision of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2025 to 30 June 2026, as follows:

Type of Charge	Short Name	Annual Charge
An Annual Domestic Waste Management Service charge per service for each parcel of Rateable Residential land for which a service is available.	Domestic – Waste Management	\$620.00
Residential Rateable Vacant Land	Domestic Waste Vacant Land	\$172.00
Each additional service in respect of single dwelling premises – all bins	Domestic Waste Extra Service	\$620.00
Each additional service in respect of single dwelling premises – red bin only	Domestic Waste Extra Service	\$362.00

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Each additional service in respect of recycling	Extra Recycling Service	\$101.00
Each additional service in respect of greenwaste	Extra Greenwaste Service	\$166.00
Each additional service in respect of multi residential units - 240L	Domestic Waste Extra Strata Service	\$399.00
Each additional service in respect of multi residential units - 660L	Domestic Waste Extra Strata Service	\$1,098.00
Each additional service in respect of multi residential units - 1100L	Domestic Waste Extra Strata Service	\$1,802.00
Each additional service in respect of multi residential units – recycling 240L	Extra Recycling Service	\$180.00
Each additional service in respect of multi residential units – recycling 660L	Extra Recycling Service	\$643.00
Each additional service in respect of multi residential units – recycling 1100L	Extra Recycling Service	\$936.00
Single residential large household service	Domestic Waste Extra Service	\$897.00
Each additional service in respect of multi residential unit - single bins	Domestic Waste Extra Service Strata single bin	\$207.00

**5.3 Stormwater Management Charges**

Council make and levy an annual stormwater management service charge for the year 1 July 2025 to 30 June 2026 as follows:

Description of Charge	Charge
Annual residential property charge	\$25.00
Annual residential strata property charge	\$12.50
Annual business property charge per 350 square metres or part there-of for non-vacant business land	\$25.00
Annual business property charge per 350 square metres or part there of surface land area for strata business unit (proportioned to each lot based on unit entitlement) not less than \$5.00.	\$25.00
Mixed Developments – see below	

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**5.3.1 Mixed Developments**

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

**5.3.2 Bankstown Airport**

- For properties where an ex-gratia payment in lieu of rates is applicable, Council will apply an annual Stormwater Management 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.

**5.3.3 Defence Force Housing**

- For properties where an ex-gratia payment in lieu of rates is applicable, Council will apply the residential Stormwater Management Charge of \$25.00 per residential property or \$12.50 for each residential strata property.

**5.3.4 Exemptions**

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

**5.4 Interest Rate on Overdue Rates & Charges**

Subject to the provisions of Section 566(3) of the *Local Government Act 1993* the rate of interest charged on overdue rate instalments be set at the maximum rate specified by the Minister for Local Government from time to time. The rate of interest payable on overdue rates and charges for the period 1 July 2025 to 30 June 2026 (inclusive) will be 10.50% per annum.

**5.5 Voluntary Pensioner Rebate**

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In addition to the current maximum pensioner rebate of \$250.00 per annum, Council continue to provide a further voluntary rebate, totalling \$40.00 per annum in accordance with Council's 'Rates and Charges, Debt Recovery and Hardship Assistance Policy'.

6. In accordance with the relevant sections of the *Local Government Act 1993*, Council makes the following Rates and Charges – former Canterbury City Council:

**6.1 Rating Structure**

Subject to the provisions of the *Local Government Act 1993*, an ordinary rate be made and levied for the rating year 1 July 2025 to 30 June 2026 upon the land value of all rateable land within the former Canterbury City Council categorised as Residential or Business as detailed in the following table and subject to a minimum rate:

Category / Sub-Category	Ad-Valorem Rate	Minimum Rate
Residential – Ordinary	0.001411 98	\$1,086.80
Business – Commercial Large	0.005647 92	\$1,086.80
Business – Commercial General	0.004235 94	\$1,086.80
Business – Industrial Large	0.005647 92	\$1,086.80
Business – Industrial General	0.004235 94	\$1,086.80
Business – Ordinary	0.002823 96	\$1,086.80

The residential and business ad valorem rates in the table above have been adjusted to account for year 5 (2025/26) of the eight-year gradual harmonisation process in order to have one harmonised rating structure for the City by 1 July 2028.

**6.1.1 Defence Force Housing**

For properties where an ex-gratia payment in lieu of rates is applicable, Council will apply an equivalent ad-valorem rate or

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minimum charge that applies to the Residential – Ordinary category.

**6.2 Domestic Waste Management Service Charges**

Subject to the provisions of Sections 496, 501, 502 and 504 of the *Local Government Act 1993*, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2025 to 30 June 2026, as follows:

Type of Charge	Short Name	Annual Charge
An Annual Domestic Waste Management Service charge per service for each parcel of Rateable Residential land for which a service is available.	Domestic – Waste Management	\$620.00
Residential Rateable Vacant Land	Domestic Waste Vacant Land	\$172.00
Each additional service in respect of single dwelling premises – all bins	Domestic Waste Extra Service	\$620.00
Each additional service in respect of single dwelling premises – red bin only	Domestic Waste Extra Service	\$362.00
Each additional service in respect of recycling	Extra Recycling Service	\$101.00
Each additional service in respect of greenwaste	Extra Greenwaste Service	\$166.00
Each additional service in respect of multi residential units - 240L	Domestic Waste Extra Strata Service	\$399.00
Each additional service in respect of multi residential units - 660L	Domestic Waste Extra Strata Service	\$1,098.00
Each additional service in respect of multi residential units - 1100L	Domestic Waste Extra Strata Service	\$1,802.00
Each additional service in respect of multi residential units – recycling 240L	Extra Recycling Service	\$180.00

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Each additional service in respect of multi residential units – recycling 660L	Extra Recycling Service	\$643.00
Each additional service in respect of multi residential units – recycling 1100L	Extra Recycling Service	\$936.00
Single residential large household service	Domestic Waste Extra Service	\$897.00
Each additional service in respect of multi residential unit - single bins	Domestic Waste Extra Service Strata single bin	\$207.00
Properties categorised as Business (with or without residential accommodation)	Waste Management – Business	\$620.00
Properties categorised as Business (with or without residential accommodation) – Non Rateable	Waste Management – Business	\$620.00

### **6.3 Stormwater Management Charges**

Council make and levy an annual stormwater management service charge for the year 1 July 2025 to 30 June 2026 as follows:

<b>Description of Charge</b>	<b>Charge</b>
Annual residential property charge	\$25.00
Annual residential strata property charge	\$12.50
Annual business property charge per 350 square metres or part there-of for non-vacant business land	\$25.00
Annual business property charge per 350 square metres or part there of surface land area for strata business unit (proportioned to each lot based on unit entitlement) not less than \$5.00.	\$25.00
Mixed Developments – see below	

#### **6.3.1 Mixed Developments**

- Adopt the dominant Rating category as applied to the parcel of land as determined by the Valuer General and apply to each relevant property; and



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- In the event that a mixed development is 50% residential and 50% business, Council will apply a residential stormwater management charge.

**6.3.2 Defence Force Housing**

- For properties where an ex-gratia payment in lieu of rates is applicable, Council will apply the residential Stormwater Management Charge of \$25.00 per residential property or \$12.50 for each residential strata property.

**6.3.3 Exemptions**

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

**6.4 Interest Rate on Overdue Rates & Charges**

Subject to the provisions of Section 566(3) of the *Local Government Act 1993* the rate of interest charged on overdue rate instalments be set at the maximum rate specified by the Minister for Local Government from time to time. The rate of interest payable on overdue rates and charges for the period 1 July 2025 to 30 June 2026 (inclusive) will be 10.50% per annum.

**6.5 Voluntary Pensioner Rebate**

In addition to the current maximum pensioner rebate of \$250.00 per annum, Council continue to provide a further voluntary rebate, totalling \$40.00 per annum, in accordance with Council's 'Rates and Charges, Debt Recovery and Hardship Assistance Policy.

- CARRIED

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<b>ITEM 8.2</b>  <b>(238)</b>	<b>NSW LOCAL GOVERNMENT REMUNERATION TRIBUNAL - DETERMINATION OF MAYOR AND COUNCILLOR FEES 2025/26</b>  <b>CLR. WALSH:/CLR. WALTHER</b>
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RESOLVED that

1. Effective from 1 July 2025, Council continues to apply the maximum fee structures for the Mayor and Councillors, as determined by the NSW Local Government Remuneration Tribunal, being:
  - Mayoral Additional Fee \$114,300
  - Councillor Annual Fee \$36,970
2. The current Additional Fee for the Deputy Mayor, being 15% of the Mayors Additional Fee, be confirmed.

- CARRIED

**ITEM 8.3**                      **PROPERTY MATTER - ICE SKATING CLUB LICENCE FOR PART OF 17 PHILLIPS AVENUE, CANTERBURY**

**(239)**                      **CLR. BLOOD:/CLR. STAVRINOS**

RESOLVED that

1. Council agree in-principle to grant an extension of the licensed area to the Ice Skating Club of NSW for part of 17 Phillips Avenue, Canterbury.
2. The other terms of the existing licence agreement remain unchanged.
3. In accordance with the *Local Government Act 1993*, the proposed additional licence area be publicly exhibited.
4. Following the exhibition process, a further report be provided to Council for its consideration and decision.
5. Staff investigate active and engaging future uses for this proposed additional lease area for after all works have been completed.

- CARRIED

**ITEM 8.4**                      **NAMING OF A NEW PUBLIC ROAD AT RIVERLANDS GOLF COURSE DEVELOPMENT (56 PRESCOT PARADE, MILPERRA)**

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

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RESOLVED that

1. Council commences community engagement for the road naming proposal providing four (4) options for a new public road within the residential precinct of the Riverlands Golf Course site, in accordance with Council policies and legislative requirements.
2. The matter be reported back to Council after the community engagement period.

- CARRIED

**ITEM 8.5**  
**(241)**

**ADOPTION OF DRAFT CBCITY SOCIAL JUSTICE CHARTER**  
**CLR. ASFOUR:/CLR. ABU-SAMEN**

RESOLVED that

1. Council adopt the draft Social Justice Charter and consider priority action as part of future Operational Plans.
2. The working group charter and membership be approved by Council and any social justice implementation plan be reported to Council for its consideration after being finalised.

- CARRIED

**ITEM 8.6**

**CASH AND INVESTMENT REPORT AS AT 31 MAY 2025**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 232 ON PAGE THREE OF THESE MINUTES.

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**SECTION 9: SERVICE AND OPERATIONAL MATTERS**

**ITEM 9.1 ADOPTION OF SPORTS PRECINCT PLANS FOR CANTERBURY PARK, CROYDON PARK, JENSEN PARK AND PUNCHBOWL PARK**

**(242) CLR. STAVRINOS:/CLR. HARIKA**

RESOLVED that Council adopts the draft Sports Precinct Plans for Canterbury Park, Croydon Park, Jensen Park and Punchbowl Park (Attachment 1, 2, 3, 4) and consider priority actions as part of future Operational Plans.

- CARRIED

**ITEM 9.2 CALENDAR OF CITY MAJOR EVENTS AND ACTIVATIONS 2025 - 2028**

**(243) CLR. WALTHER:/CLR. ABU-SAMEN**

RESOLVED that Council endorse the proposed calendar of City Major Events and Activations 2025 - 2028 as outlined in this report, with budgets to be reflected in the 2025/26 Operational Plan.

- CARRIED

**ITEM 9.3 REVIEW OF COUNCIL PARTICIPATION IN CATCHMENT MANAGEMENT COMMITTEES**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 233 ON PAGE FOUR OF THESE MINUTES.

**SECTION 10: COMMITTEE REPORTS**

**ITEM 10.1 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 10 JUNE 2025**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 234 ON PAGE FOUR OF THESE MINUTES.

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

**ITEM 11.1 STATUS OF PREVIOUS NOTICES OF MOTION - JUNE 2025**  
**(244) CLR. STAVRINOS:/CLR. ZAKHIA**

RESOLVED that the information be noted.

- CARRIED

**ITEM 11.2 UPGRADE OF WILEY PARK – RECREATION AND THEATRE FACILITIES**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 235 ON PAGE FOUR OF THESE MINUTES.

**ITEM 11.3 CHULLORA TRAIN STATION**  
**(245) CLR. STAVRINOS:/CLR. ABU-SAMEN**

RESOLVED that Council write to the NSW Minister for Transport, the Hon. John Graham MP requesting that the State Government investigate the possibility of establishing a passenger train station at Chullora to enhance public transport connectivity to the area.

- CARRIED

**ITEM 11.4 HONOURING BILLY "THE KID" DIB**

In respect to Item 11.4 – Honouring Billy “The Kid” Dib, Mayor El-Hayek declared a non-significant, non-pecuniary conflict of interest given he knows Mr Dib and as a matter of precaution he vacated the Chamber taking no part in debate or consideration of the matter.

The Chief Executive Officer conducted an election for the Chairperson in accordance with the Code of Meeting Practice.

The following nominations were received:

Clr Walsh  
Clr Stavrinis

An open ballot was conducted (show of hands) which resulted as follows:

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Councillor Walsh – 7 votes  
Councillor Stavrinos – 6 votes

COUNCILLOR WALSH WAS ELECTED CHAIR.

COUNCILLOR WALSH ASSUMED THE CHAIR AT 8.23 PM.

**(246)**

**CLR. CAHILL:/CLR. ABU-SAMEN**

RESOLVED that

That Council recognises and honours the achievements of two times world featherweight champion, and role model, Billy “The Kid” Dib by :

1. Hosting an evening at the Bryan Brown Theatre in his honour, which will also raise awareness about mental health, bullying and resilience.
2. Purchase his latest book, “Boys Can Cry” which is based on his life for our nine libraries and knowledge centres.
3. Promote the event on Council’s social media and corporate platforms.

- CARRIED

HIS WORSHIP THE MAYOR CLR EL-HAYEK RETURNED TO THE CHAMBER AT 8.25 PM AND RESUMED THE CHAIR.

**ITEM 11.5**  
**MOTION**

**COOLING DOWN ON OUR HOTTEST DAYS**

**CLR. BLOOD:/CLR. COOREY**

That Council:

1. Acknowledges the impact of climate change on urban heat levels;
2. Acknowledges the detrimental effect of high urban heat, including emotional distress, increased risks of heatstroke, and decreased productivity;
3. Acknowledges the ongoing cost of energy crisis, which makes cooling homes more and more unaffordable;
4. Acknowledges that poor building standards has an ongoing impact on the cost of cooling home;
5. Tables a report, before the August meeting, exploring the feasibility of:
  - a. Expanding the operational hours of Council's libraries on days that exceed 30 Degrees Celsius
  - b. Expanding the operational hours of Council's Aquatic centres on days that exceed 30 Degrees Celsius

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c. Waiving the entry fee on Council's Aquatic centres on days that exceed 30 degrees Celsius.

6. Take into consideration its obligations under the NSW Local Government State Award and the real impact on staff workload and personal lives.

CLR. COOREY TEMPORARILY VACTED THE CHAMBER AT 8.30 PM AND RETURNED AT 8.32 PM.

**AMENDMENT**

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

That Council:

1. Acknowledges the impact of climate change on urban heat levels;
2. Acknowledges the detrimental effect of high urban heat, including emotional distress, increased risks of heatstroke, and decreased productivity;
3. Acknowledges the ongoing cost of energy crisis, which makes cooling homes more and more unaffordable;
4. Acknowledges that poor building standards has an ongoing impact on the cost of cooling home;
5. Take into consideration its obligations under the NSW Local Government State Award and the real impact on staff workload and personal lives.

- LOST

CLRS ZAKHIA AND STAVRINOS STOOD FOR A DIVISION.

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

**For:-**

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

**Against:-**

**(247)**

**CLR. BLOOD:/CLR. COOREY**

RESOLVED that Council:

1. Acknowledges the impact of climate change on urban heat levels;
2. Acknowledges the detrimental effect of high urban heat, including emotional distress, increased risks of heatstroke, and decreased productivity;
3. Acknowledges the ongoing cost of energy crisis, which makes cooling homes more and more unaffordable;
4. Acknowledges that poor building standards has an ongoing impact on the cost of cooling home;
5. Tables a report, before the August meeting, exploring the feasibility of:
  - a. Expanding the operational hours of Council's libraries on days that exceed 30 Degrees Celsius

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---

- b. Expanding the operational hours of Council's Aquatic centres on days that exceed 30 Degrees Celsius
  - c. Waiving the entry fee on Council's Aquatic centres on days that exceed 30 degrees Celsius.
6. Take into consideration its obligations under the NSW Local Government State Award and the real impact on staff workload and personal lives.

- CARRIED

**ITEM 11.6**  
**(248)**

**RECOGNITION OF ELIE AKOURI OAM - 2025 KING'S BIRTHDAY HONOURS**  
**CLR. WALTHER:/CLR. LINDSAY**

RESOLVED that Council:

- 1. Formally recognises and congratulates Mr Elie Akouri OAM on receiving the Medal of the Order of Australia as part of the 2025 King's Birthday Honours.
- 2. Acknowledges Mr Akouri OAM outstanding contribution to the Lebanese community and to multicultural arts, particularly through the preservation and celebration of Lebanese heritage, traditional dance, theatre and costume.
- 3. Requests Council write to Mr Akouri OAM, congratulating him on his recognition and presenting a certificate of appreciation for his longstanding contribution to our local community.

- CARRIED

**SECTION 12: CONFIDENTIAL SESSION**

Nil

**THE MEETING CLOSED AT 8.36 PM.**

Minutes confirmed 22 JULY 2025

.....  
Mayor



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



## **4 MAYORAL MINUTES**

The following items are submitted for consideration -

4.1	Bankstown City Lions FC 50th	37
4.2	Local Community Based Donations	39



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## Mayoral Minutes - 22 July 2025

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### ITEM 4.1

### Bankstown City Lions FC 50th

Councillors,

A pride of Lions refers to a social group, or family unit of lions, that live together . . . and it is these prides that are crucial for survival, safety, community and control of territory. . . . And how appropriate “The Lion’s Pride” is the name given to the passionate, vocal supporters of Bankstown City Lions FC.

Bankstown City Lions, or Sydney Makedonia, celebrates its 50<sup>th</sup> Anniversary this year and without doubt it has been a journey of blood, sweat and tears. . .

Formed by Macedonian immigrants in 1975, the club would be a focal point for newly arrived migrants to gather, socialise and participate in the sport they love. . . their first game in the Bankstown football league against Padstow.

The years that followed would see many highs and lows as the club pursued breaking into the top league. With a loyal base of players, supporters and volunteers from the local Bankstown and Macedonian communities the club would become an institution in NSW Football. Their sense of community and character earning them the nickname of the “people’s club”.

Tasting success at the highest levels, the club is no different to other sporting organisations, experiencing a roller coaster run . . . producing and nurturing local champion players, only to see them leave Their success has also extended to women, including winning the waratah Cup in 2008 and the NPL2 Women’s Championship in 2017, a victory which led to their promotion to the next level.

Councillors, like any sport, you can be languishing at the bottom of the table one year and riding high the next. What is important, and it’s not lost on the club or its supporters, is that football is about community and a sense of belonging, and a sport that brings the community together to experience the good and the bad times.

During this 50<sup>th</sup> Anniversary, I congratulate the Bankstown City Lions/Sydney Makedonia on their milestone and acknowledge their continued service to our community and for helping thousands of local children realise their aspirations over many years.

Councillors, I put the Mayoral Minute.



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## Mayoral Minutes - 22 July 2025

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### **ITEM 4.2                      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.

#### **Metro Assist**

Metro Assist, in partnership with Football NSW, held a Football – Family Fun Day on Wednesday, 9<sup>th</sup> July 2025, at Graf Park, Padstow.

This event, as a part of multicultural community activities, included 80 children and their families from refugee backgrounds, participating in a friendly soccer tournament for children and parents, kid's activities, free food and a photobooth. The day celebrated diversity and community connection for families, many of whom are recent arrivals to Australia.

Metro Assist is seeking Council's support by way of a contribution towards park hire at a total cost of \$313.00. A fee waiver of \$313.00 is recommended.

#### **East Hills Charity Car Show**

The East Hills Charity Car Show is an annual community-based event held at Kelso Park which attracts car lovers from all over NSW. It is a great family day out with the goal of the event to support a different charity each year. The event is being held on the 29 September this year.

This year, the event will be supporting Cystic Fibrosis Australia.

It is recommended that Council support a park hire fee waiver of \$661 and a donation of \$400 for Works in Kind (electrical services) towards this event.

#### **RECOMMENDATION**

1. Council supports a fee waiver of \$313.00 to Metro Assist towards their Football Family Fun Day.
2. Council support a fee waiver of \$661.00 and \$400 Works in Kind donation to The East Hills Charity Car Show.
3. These funds be made available from the Local Community Based Donations Budget.

Councillors, I put the Mayoral Minute.





## **5        ITEMS OF BUSINESS TO BE RESOLVED BY EXCEPTION**



## **6 PLANNING MATTERS**

The following items are submitted for consideration -

- |     |   |    |
|-----|---|----|
| 6.1 | Administrative Amendments to the Canterbury-Bankstown Local Environmental Plan - Planning Proposal Post Exhibition (PP-2024-847)  | 45 |
| 6.2 | Report on Council's Performance in the Assessment of Development Applications for the Fourth Quarter of the 2024/25 Financial Year, Clause 4.6 Variations Approved for the Fourth Quarter of the 2024/25 Financial Year, Planning Related Legal Appeals, and the Status of Current Planning Proposals | 51 |
| 6.3 | Exhibition of Draft Housekeeping Amendments to the Canterbury-Bankstown DCP 2023, Community Participation Plan and Contributions Plan   | 57 |
| 6.4 | Draft Canterbury Local Centre Development Control Plan Post Exhibition Report   | 61 |
| 6.5 | Housing Delivery Authority and State Led Development Assessment   | 71 |



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## Planning Matters - 22 July 2025

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### **ITEM 6.1                      Administrative Amendments to the Canterbury-Bankstown Local Environmental Plan - Planning Proposal Post Exhibition (PP-2024-847)**

**AUTHOR                      Planning**

### **SUMMARY**

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- This report advises Council of the outcomes of the exhibition of Planning Proposal PP-2024-847.
- The proposal includes administrative amendments to the Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023) that were deferred by the Department of Planning, Housing and Infrastructure (the Department) during the consolidation of the former Canterbury LEP 2012 and Bankstown LEP 2015.
- The proposal was exhibited from 4 April to 22 May 2025. One public submission was received, supporting the proposal. Submissions were also received from State agencies, including Transport for NSW, NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), State Emergency Service (SES), and the Rural Fire Service.
- No changes are required to the planning proposal as a result of the submissions, except for 30 and 31 Webster Street, Milperra, where DCCEEW and SES raised flooding and evacuation concerns.
- Further flooding analysis for the Milperra site will exceed the Department's deadline for finalising the proposal. It is recommended to remove this site from the proposal.
- Should Council proceed with finalising the planning proposal for the remaining three sites. The Department will determine the final outcome of the planning proposal.
- The Milperra site can be progressed in a separate planning proposal once flooding issues are resolved.

### **RECOMMENDATION    That -**

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1. Council submits the planning proposal PP-2024-847 to the Department of Planning, Housing and Infrastructure for finalisation as set out in this report.
2. Authority be delegated to the Chief Executive Officer to make administrative and minor changes during the finalisation process with the Department.

3. Council continues to work with DCCEEW, SES, and the proponent for 30 and 31 Webster Street, Milperra to resolve outstanding flooding issues, and submit a separate planning proposal to the Department at a later date.

## **ATTACHMENTS**

[Click here for attachment](#)

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1. Council's response to submissions - summary table

## **INTEGRATED PLANNING AND REPORTING ALIGNMENT**

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- This proposal implements administrative changes previously exhibited during the consolidation of the former Canterbury and Bankstown LEPs.
- There are no new policy implications for Council, as the proposed amendments align with existing policies and have been considered by Council officers and the Local Planning Panel.

## **STRATEGIC IMPACT**

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- This proposal aligns with Connective City 2036 and the Operational Plan (Ref 6.2.2, p.122), ensuring Council's planning framework remains current, suitable, and compliant.

## DETAILED INFORMATION

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### Background

- The CBLEP 2023 was gazetted in June 2023. Some matters were deferred by the Department due to time constraints. These included:
  - correcting drafting errors,
  - transferring planning controls from the former Bankstown LEP, and
  - obtaining additional information to support site-specific changes.
- The Department indicated that Council could submit a new planning proposal for these deferred matters.
- Council prepared and submitted Planning Proposal PP-2024-847, which received Gateway determination for exhibition on 12 June 2024.

### Planning proposal

- The planning proposal includes the following amendments:

Site address	Proposed LEP amendments
Rezone 6 and 8 Chapel Road, Bankstown	Rezone from SP2 Infrastructure to E1 Local Centre; apply max FSR 1.5:1 and max building height 14m.
45 Simmons Street, Revesby	Rezone from SP2 Infrastructure to E1 Local Centre; apply max FSR 3:1 and max building height 26m.
30 and 31 Webster Street, Milperra.	Add additional permitted uses: function centre, restaurant or café.
328 Hector Street, Bass Hill	Add additional permitted use: indoor recreational facility (GFA ≤800m²).

### Community consultation

- Exhibition: 4 April – 22 May 2025.
- Notifications: 456 letters to surrounding landowners, information on Council's Have Your Say page, and hard copies at Bankstown and Campsie Service Centres.
- Engagement: 718 views on the [Have Your Say page](#).
- One public submission received, supporting the rezoning of 6–8 Chapel Road, Bankstown

### State Government agency consultation

- Submissions received from Transport for NSW, DCCEEW, SES, and Rural Fire Service (Attachment 1).



- No changes required except for the Milperra site, due to flooding and evacuation concerns raised by DCCEEW and SES.

### **Milperra Site – Flooding Issues**

- Addressing these concerns requires further analysis and time beyond the Department's finalisation deadline.
- Council has already obtained an extension, but a further extension is unlikely. Delaying the proposal would unfairly affect proponents of the other sites.
- It is recommended to remove the Milperra site from this proposal, allowing time to resolve flooding issues with DCCEEW, SES, and the Department.
- A separate planning proposal can be prepared for the Milperra site once the issues are resolved.

### **Recommended Approach**

- Submit the planning proposal for 6 and 8 Chapel Road, Bankstown; 45 Simmons Street, Revesby; and 328 Hector Street, Bass Hill to the Department for finalisation.
- Remove 30 and 31 Webster Street, Milperra from this planning proposal, and prepare a separate proposal once flooding issues are satisfactorily addressed.



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## Planning Matters - 22 July 2025

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

**AUTHOR**                      **Planning**

### **SUMMARY**

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

1. Performance for processing of development applications for the fourth quarter of the 2024/25 financial year;
2. Development applications approved with a Clause 4.6 Variation for the fourth quarter of the 2024/25 financial year;
3. Planning related legal appeals currently before the Land and Environment Court; and
4. Active Planning Proposals.

### **RECOMMENDATION**

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That the report be noted.

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

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1. Clause 4.6 register for April to June 2025 quarter
2. Planning related Court appeals as 1 July, 2025
3. Status of active planning proposals as of July 2025

## **INTEGRATED PLANNING AND REPORTING ALIGNMENT**

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

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

## **STRATEGIC IMPACT**

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

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

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

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

## DETAILED INFORMATION

### 1. DEVELOPMENT APPLICATIONS

#### Processing of development applications for the fourth quarter of the 2024/25 financial year

For the fourth quarter of the 2024/25 financial year, Council determined 141 development applications, 56 Section 4.55 applications (applications to modify a development consent), and 3 applications to review a determination under Division 8.2 of the Environmental Planning and Assessment Act 1979. Over the financial year, Council determined a total of 541 development applications, 219 Section 4.55 applications and 22 Division 8.2 review of determination applications. The total capital investment value for determined development applications for the financial year was \$ 752,546,470.

The average gross determination times for all development applications for the financial year was 88 days, well within the target time of 115 days established under the Environmental Planning and Assessment (Statement of Expectations) Order 2024 (the Order). As can be seen in Figure 1, Canterbury-Bankstown Council is again recognised as having one of the most efficient planning systems of all Greater Sydney councils, equal 10<sup>th</sup> of the 33 Greater Sydney councils.

Additionally, CBCity assessed 6 development applications for regionally significant development, with a total value of \$147,335,943.50, conforming to the target for average assessment times for regionally significant development applications.

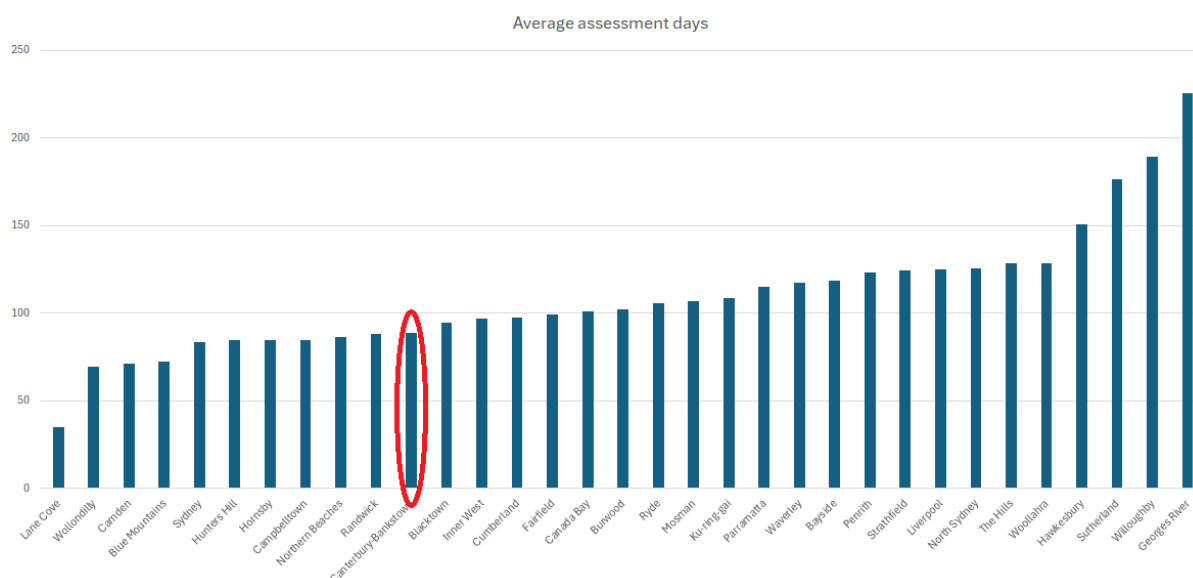


Figure 1: Comparison of assessment times for Greater Sydney councils

A key metric contained in the Order is that Councils are required to lodge development applications for which it is the consent authority within 14 days. CBCity was equal second fastest of all Greater Sydney Councils, taking 6 days to lodge applications.

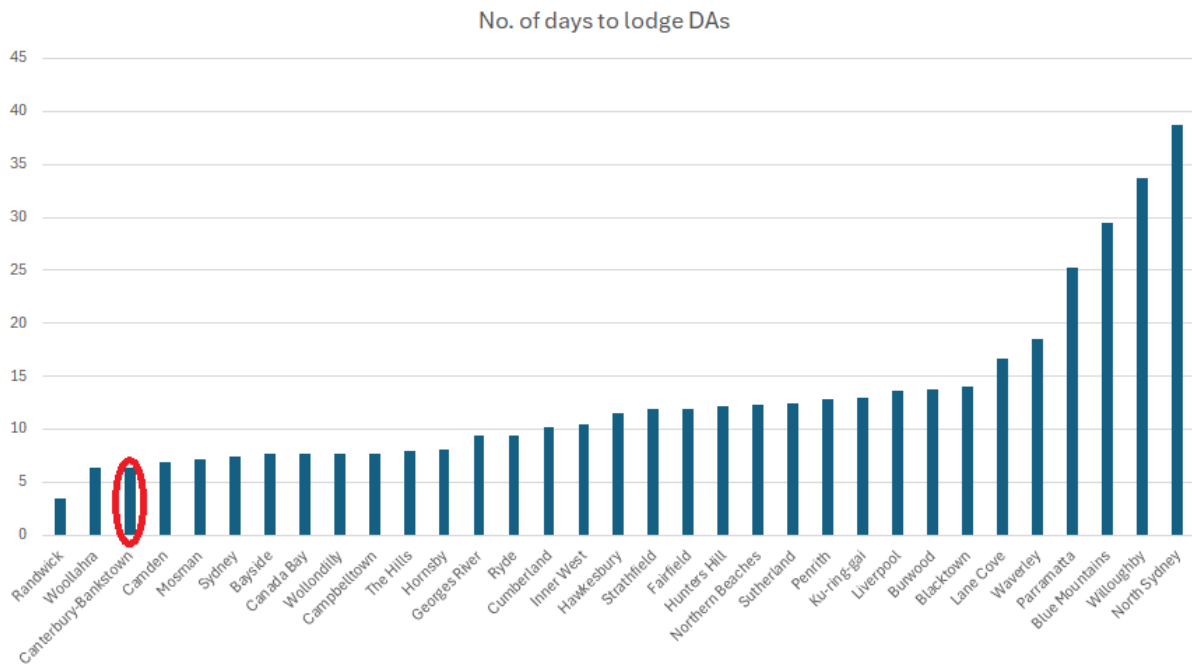


Figure 2: Comparison of lodgement times for Greater Sydney councils

The NSW Government recognises that Councils play a crucial role in housing delivery and are responsible for assessing 85% of development applications in NSW.

The Minister's Order supports councils to speed up their planning work, with a focus on helping to deliver more housing. With this in mind, it is important to recognise our contribution to the delivery of housing and associated employment opportunities. In the 2024/25 financial year, CBCity approved the sixth highest number of dwellings of all Greater Sydney Councils, as indicated in Figure 3.

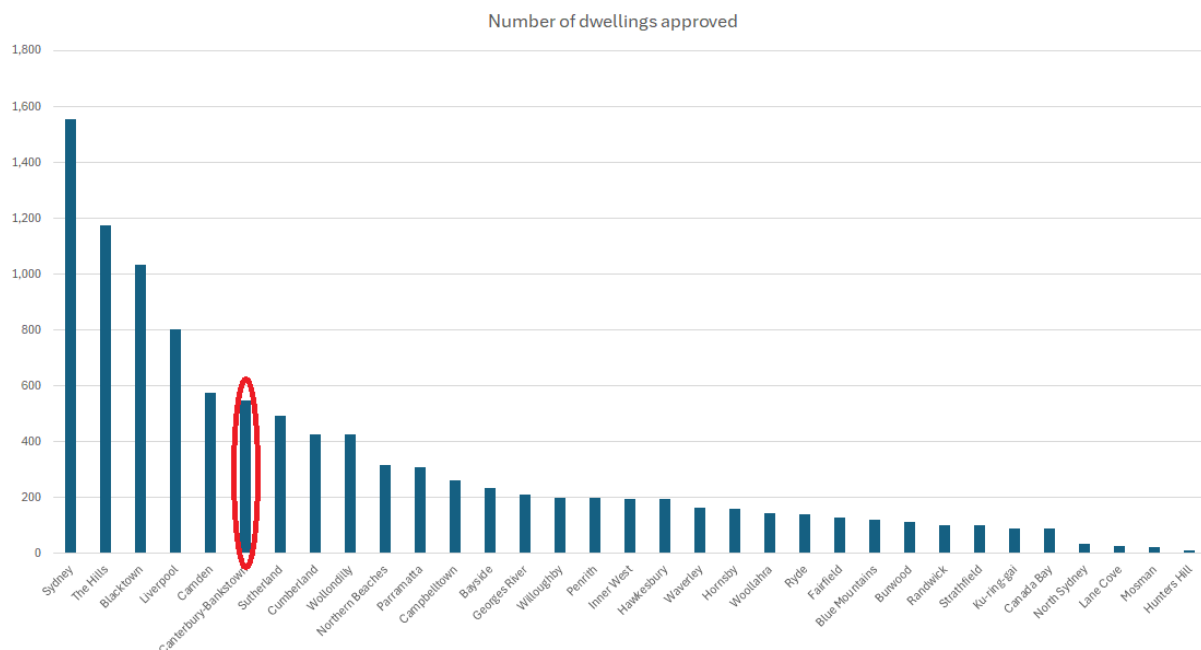


Figure 3: Comparison of dwelling approvals for Greater Sydney councils

## Reporting of development applications which involved a Clause 4.6 submission

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

During the fourth quarter of the 2024/25 financial year, a total of four variations to an environmental planning instrument were approved. The report provided at Attachment 1 is the required report and includes all results for the fourth quarter of the current financial year.

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

Attachment 2 to this report provides details of the appeals currently before the New South Wales Land and Environment Court, as of 1 July, 2025. The attached list identifies a total of 14 active appeals. The report also provides information on appeals that have been finalised between 1 July 2022 and 1 July 2025. In that period there were 56 matters settled by way of a Section 34 agreement after amendments were made to the proposal to address Council's contentions. Fifteen appeals were discontinued by the applicant, five were dismissed and eight appeals initiated by the applicant were upheld but only after the applicant submitted amended plans as part of the Court process to address Council's contentions. One appeal lodged by Council was upheld by the Court.

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

## 2. PLANNING PROPOSALS

At its Ordinary Meeting of 8 December 2020, Council resolved to receive a regular report detailing all planning proposals. Council currently has six planning proposals in progress, which are outlined in Attachment 3 (and divided into stages represented in Figure 2 below).



Figure 4: Number of planning proposals at key stages of the process

There are several major urban renewal proposals at various stages of the process, including the Chester Square mixed use proposal, a private hospital proposal at 11 Harp Street, Campsie and Council's planning proposal to implement the Campsie Town Centre Master Plan. Council has also commenced the preparation of a planning proposal to establish Special Entertainment Precincts in Bankstown and Campsie.

Five planning proposals have received Gateway determinations and are at various stages of the public exhibition process. Council does not currently have any planning proposals with the Department for finalisation or awaiting a Gateway determination.

It is noted Council's alternative precinct plans for Belmore, Lakemba, Wiley Park and Punchbowl centres are not included in the attached table, as the LEP Amendments within these centres are subject to the Transport Oriented Development (TOD) Program led by the NSW Government and not the planning proposal process led by Council.



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## Planning Matters - 22 July 2025

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### **ITEM 6.3                      Exhibition of Draft Housekeeping Amendments to the Canterbury-Bankstown DCP 2023, Community Participation Plan and Contributions Plan**

**AUTHOR                      Planning**

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### **SUMMARY**

- In April 2025, Council resolved to exhibit draft amendments to three key planning documents: the Canterbury-Bankstown Development Control Plan 2023 (CB DCP 2023), Community Participation Plan, and Local Infrastructure Contributions Plan.
- These amendments form 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 exhibition ran from 19 May to 23 June 2025 in accordance with legislative requirements. Three submissions were received, raising issues relating to liveable housing, densities, and open space.
- This report recommends adopting the amendments as exhibited, with minor administrative corrections to the CB DCP 2023.

### **RECOMMENDATION** That Council-

1. Adopt the amendments to the Canterbury-Bankstown Development Control Plan 2023, as outlined in Attachment 1.
2. Adopt the amendments to the Community Participation Plan, as outlined in Attachment 2.
3. Adopt the amendments to the Canterbury-Bankstown Local Infrastructure Contributions Plan 2022, as outlined in Attachment 3.
4. Apply the amendments to the CB DCP 2023 to applications lodged on or after the date the amendments come into effect.

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

1. Amendments to Canterbury-Bankstown Development Control Plan 2023
2. Amendments to Community Participation Plan
3. Amendments to Canterbury-Bankstown Local Infrastructure Contributions Plan 2022
4. Council Report – Ordinary Meeting 29 April 2025

## **INTEGRATED PLANNING AND REPORTING ALIGNMENT**

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- This matter is consistent with Council's *Connective City 2036* and Operational Plan, which require Council to review and amend its planning framework to achieve improved design and liveability outcomes in development.

## **STRATEGIC IMPACT**

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- This matter has no financial implications for Council.

## DETAILED INFORMATION

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### Purpose

- This report summarises the outcomes of public exhibition of draft housekeeping amendments to the CB DCP 2023, Community Participation Plan, and Local Infrastructure Contributions Plan

### Background

- At its Ordinary Meeting on 29 April 2025, Council resolved to exhibit draft amendments to:
  1. *The Canterbury-Bankstown Development Control Plan 2023 (Attachment 1);*
  2. *The Community Participation Plan (Attachment 2); and*
  3. *The Canterbury-Bankstown Local Infrastructure Contributions Plan 2022 (Attachment 3).*
- Council also resolved to receive a post-exhibition report summarising submissions and recommending any final changes (Attachment 4).
- These routine housekeeping amendments aim to:
  - *Align local planning documents with updated State policies and guidelines.*
  - *Address issues identified since consolidating the former Bankstown and Canterbury controls.*
  - *Correct minor administrative and technical errors.*

### Discussion

### Exhibition process

- The draft amendments were exhibited from 19 May to 23 June 2025.
- Public notices were placed on Council's website, and hard copies were available at Bankstown and Campsie Customer Service Centres.
- Three submissions were received.

Submission	Issue Raised	Council Response
<u>Submission 1</u>	Supports higher densities in Punchbowl and Wiley Park.	No action required – Council endorsed its TOD Program submission (17 June 2025).
<u>Submission 2</u>	Opposes conversion of Council-owned open space to other uses.	No action required – The draft amendments do not rezone open space.
<u>Submission 3</u>	Opposes applying Liveable Housing Design Guidelines alongside the NCC for residential development.	No action required – Council maintains its leadership on universal design standards until NCC updates apply to Class 1a buildings in NSW.

## **Other Changes**

During exhibition, officers identified minor technical errors in the CB DCP 2023:

- Chapter 3.2 – Correct clause references from MU1 zone to MU1 and E2 zones.
- Chapter 6.2 (Section 5.2) – Correct clause reference from Table 58 to Table 60.

These corrections are administrative and do not warrant re-exhibition.

## **Recommended Approach**

- Adopt the exhibited amendments, incorporating the identified minor corrections to the CB DCP 2023.
- Apply a savings provision so that the amendments to the CB DCP 2023 apply only to development applications lodged on or after the effective date.
- A savings provision is not required for the Community Participation Plan or Contributions Plan due to the administrative nature of their changes.

### **ITEM 6.4                      Draft Canterbury Local Centre Development Control Plan Post Exhibition Report**

**AUTHOR                      Planning**

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### **SUMMARY**

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- This report seeks Council's adoption of the draft amendments to the Canterbury-Bankstown Development Control Plan 2023 (DCP) for the Canterbury Local Centre.
- In October 2024, Council resolved to prepare draft DCP amendments to support its alternative approach to the Department of Planning, Housing and Infrastructure's (DPHI) Transport Oriented Development (TOD) Program for Canterbury.
- On 30 May 2025, DPHI gazetted Local Environmental Plan (LEP) controls for Canterbury, largely consistent with Council's submission. These include increased building heights and floor space ratios, requirements for community infrastructure on key sites, new controls for minimum lot size and frontage, an underground floor space bonus, rooftop garden provisions, and a requirement for affordable housing.
- The draft DCP amendments provide clear, place-based objectives and development controls that support the new LEP and enhance the function, design, and amenity of the Local Centre. They aim to achieve design excellence, reinforce local character, and promote landscaping to improve aesthetics and reduce urban heat.
- Council exhibited the draft amendments from 28 May to 27 June 2025. A total of 88 unique submissions were received: 11% in support, 8% in objection, and 81% providing general comments. Minor revisions were made in response to feedback, and renotification is not required.
- In considering the submissions, it is recommended that Council adopt the draft DCP amendments, including minor changes to improve clarity, remove conflicting controls and to streamline the draft planning controls. Should Council adopt the draft DCP amendments, these would apply to development lodged on or after the date that the DCP amendments are adopted.

### **RECOMMENDATION    That -**

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1. Council adopt the amendments to the Canterbury-Bankstown Development Control Plan 2023, as provided in Attachment 1.
2. The draft amendments to the Canterbury-Bankstown Development Control Plan 2023 will apply to development applications lodged on or after the date that the DCP amendments are adopted.

## ATTACHMENTS

[Click here for attachments](#)

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1. Amended Draft DCP for Canterbury Local Centre
2. Response to submissions table

## **INTEGRATED PLANNING AND REPORTING ALIGNMENT**

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- The draft DCP amendments support Council's commitments in the CB City 2036 Community Strategic Plan, particularly the 'City Transformations' of creating a more liveable, distinctive, and integrated Canterbury Local Centre.
- They align with CBCity's LSPS Connective City 2036, reinforcing Council's place-based approach to planning, housing, and economic development. The amendments contribute to key Priority Evolutions, including:
  - E1.6: Advancing a design-led planning process;
  - E2.10: Enhancing walking and cycling connectivity;
  - E6.3: Improving design quality city-wide.
- The 2024–25 Operational Plan (ref. 17.2) identified the need to develop and adopt a DCP for the Canterbury Local Centre Master Plan. These draft amendments reflect the vision and objectives of Council's adopted plan, submitted as an alternative to the NSW Government's TOD program.
- They implement specific provisions and priorities from Council's plan, ensuring these are embedded in the DCP to guide future development in Canterbury.

## **STRATEGIC IMPACT**

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- This matter has no financial implications for Council.
- It is noted that due to the NSW Government's Housing Delivery Authority and fast-tracked State-led Development Application (DA) and rezoning processes, the DCP will have limited applicability to all developments, particularly major developments. Notwithstanding, it provides a tool and framework for which Council can provide feedback to such applications and a clear intent to the industry and developers in this precinct as to the guiding controls for development.

## DETAILED INFORMATION

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### Purpose

- This report presents the outcomes of the public exhibition of the draft Canterbury Local Centre Development Control Plan (DCP) amendments and recommends Council's adoption to guide future development in line with Council's Master Plan for the Canterbury Local Centre.

### Background

- In December 2023, the NSW Department of Planning, Housing and Infrastructure (DPHI) announced the Transport Oriented Development (TOD) Program and Low to Mid Rise Housing planning reforms. Canterbury was identified as a Tier 2 precinct, meaning most land within 400 metres of Canterbury rail and metro stations would be rezoned to support housing growth and affordable housing delivery through a State-led process.
- These reforms were accompanied by the Low to Mid Rise Housing changes, which proposed upzoning land within 800 metres of railway stations and town centres.
- In April 2024, following negotiations and consultation, DPHI agreed to defer implementation of these controls, conditional on Council preparing an alternative place-based plan.
- In October 2024, Council endorsed its submission and alternative scheme for the Canterbury Local Centre, developed through comprehensive urban design and technical analysis. Council also resolved to prepare and exhibit a Development Control Plan to guide future development.
- On 30 May 2025, DPHI gazetted the Local Environmental Plan (LEP) controls, which include increased building heights and floor space ratios, requirements for community infrastructure on key sites, new controls for minimum lot size and frontage, an underground floor space bonus, rooftop garden provisions, and a requirement for affordable housing.
- The draft DCP amendments support the newly gazetted LEP controls and aim to deliver vibrant streetscapes, improved solar access, enhanced public domain, sustainable buildings, and new open space. These amendments will replace existing controls for Canterbury currently found in Chapter 7.3 – Commercial Centres, City East of the Canterbury Bankstown DCP 2023.
- The draft DCP adopts a visual approach to make planning more accessible to the community and includes examples of developments that reflect the design quality Council seeks in the Local Centre.
- The draft DCP provides a detailed framework to deliver high-quality, place-based development outcomes.



- Public exhibition of the draft DCP amendments was held from 28 May to 27 June 2025. A total of 88 unique submissions were received: 11% in support, 8% opposed, and 81% provided comments without expressing support or objection. Minor revisions were made in response to submissions. As these changes are not material, re-exhibition is not required.
- Where the proposed DCP controls conflict with other parts of the DCP, the provisions of the draft Canterbury Local Centre DCP will prevail.

## **Discussion**

### Objectives and Overview

- The objectives of the draft DCP amendments are to:
  - Deliver a development control plan chapter that aligns with the gazetted controls for the Canterbury Local Centre through the NSW Government's TOD Program;
  - Deliver a development control plan that implements the endorsed Alternative Scheme for the Canterbury Local Centre based on Council's master planning work;
  - Set controls that require high quality and well-designed development in Canterbury Local Centre; and
  - Undertake a visual-led approach to the development control plan, to demystify planning and improve the document's accessibility and legibility.
- If adopted, the draft DCP amendments will be the guiding design document to recently gazetted controls in the Canterbury TOD Precinct. The controls are to be applied together with the Canterbury Bankstown LEP, other parts of the DCP and relevant State planning policies.
- The figures below are extracts from the draft DCP amendments to showcase the visual-led design that is now the standard approach for future DCP amendments.



Figure 6: Axonometric view of character areas with indicative massing of potential future development.

Figure 1: Figure from the draft DCP showing the character areas of the Canterbury Local Centre.

## 4.2 The building envelope

### 4.2.1 Building height and storeys

The building heights in the Local Centre:

- Provide for the intensification of development around the station to maximise housing provision.
- Minimise overshadowing to existing and proposed open spaces.
- Provide for landmark buildings on prominent corners to improve the legibility of the Local Centre.

#### Objectives

- O1. To design a distinctive and legible skyline to define the core of the Local Centre.
- O2. To design tall buildings that allow for adequate provision of sunlight to streets and squares for pedestrians and to allow trees to grow.
- O3. To ensure that buildings are designed in consideration of wind impacts to the public domain.

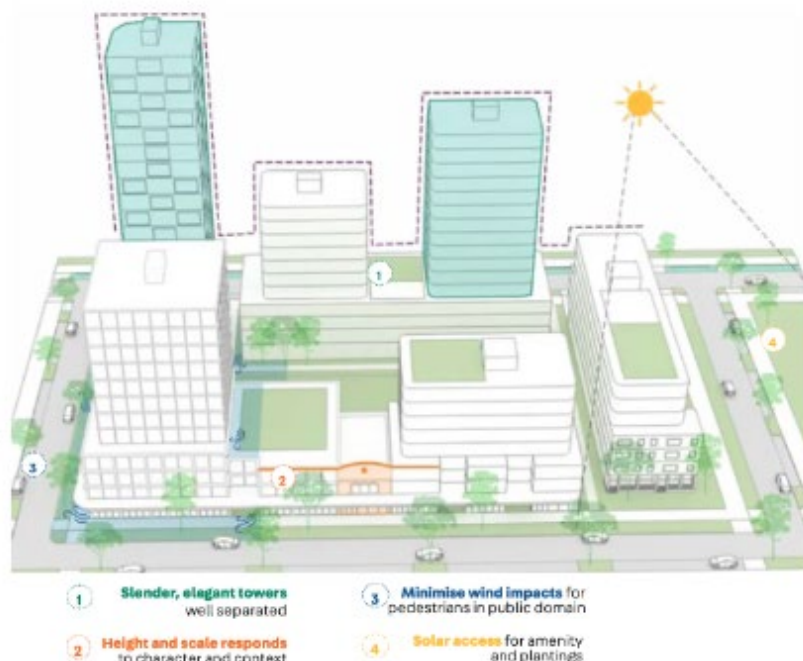


Figure 2: Figure from the draft DCP using a 3D visual imagery to explain building envelope controls than apply to new development in the Canterbury Local Centre.

#### 4.2.2 Floor to floor heights

##### Objectives

- O1. Ensure that floor to floor heights provide adequate amenity for building occupants, support a different range of uses and allow for flexibility of uses over time.
- O2. To ensure the ground floor of buildings have a consistent floor to floor height to provide a well-proportioned and quality interface to the public domain.



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



Figure 4: Canterbury's masonry heritage character will create a place-based language of materials in new development.

- The draft DCP amendments ensure that housing delivered under the Canterbury TOD is of a high standard and contributes to a well-designed Local Centre that residents and visitors can enjoy and take pride in.
- The amendments also ensure development is supported by essential infrastructure, including active and public transport options, open space, and through-site links that enhance pedestrian connectivity, link key sites, and improve overall liveability in Canterbury.

### Key elements of the DCP

- **Character areas:** The draft DCP amendments recognise and built on the detailed analysis in the Master Plan which established in four-character areas.
- The draft DCP amendments provide a desired future character statement for each of the character areas which is based on the Master Plan. All new developments to align with the relevant character statement principles.
- **Connecting to Country:** The draft DCP amendments incorporate design guidance that ensures significant developments that trigger the Design Excellence Clause within the LEP, and the nine key sites, consider and adopt Connecting with Country principles.
- The draft DCP amendments proposes to align with the NSW 'Connecting with Country Framework' to ensure that new development acknowledges and celebrates the indigenous heritage of Canterbury Local Centre.
- **Environmental sustainability:** In alignment with the provisions of the adopted Plan for and CBCity's LSPS 'Connective City 2036', the draft DCP amendments develop design controls and guidelines for sustainability excellence. The provisions for built form controls and canopy coverage are to ensure development aligns with Councils target to increase canopy coverage, reduce urban heat, reduce reliance on fossil fuels and improve water efficiency. This includes requiring all-electric residential and non-residential development, as per previous DCP amendments to Bankstown City Centre.
- **Solar access:** Controls for minimum solar access to existing and new public open spaces within the Local Centre.
- **Movement and activation:** Controls for key public streets and public spaces that require specific design responses such as finer grained shops, or new through-site links that integrate with a Centre-wide pedestrian and cyclist movement network are proposed.
- **Materials and finishes:** Materials and finishes are to be robust and long lasting, using masonry as used in many of the Local Centre's heritage items and have low maintenance life cycle costs and improve sustainability outcomes.
- **Parking:** The intentions of the Canterbury Local Centre Master Plan and Canterbury TOD are to manage congestion and encourage active and public transport use. It is proposed to include two parking rates, being Core and Non-Core parking rates for residential and commercial uses. In the core, parking rates will be lower than the outer parts of the centre. Development will require a minimum number of parking rates, and a maximum rate is also provided to manage congestion and traffic generation.

### Community consultation

- Council engaged the community in a 30-day exhibition of the draft Canterbury Local Centre Development Control Plan from the 28 May to 27 June 2025, in line with the Canterbury Bankstown Community Participation Plan.

- Engagement was conducted through notification letters, and a Have Your Say page on the CBCity website. Council sent a total of 1,966 letters to landowners, 1,104 letters to occupants within the Canterbury Local Centre and 18 letters to State and infrastructure agencies and adjoining Councils. The dedicated page received 2,246 unique visits. This resulted in 88 unique written submissions. Of the written submissions:
  - 11% of submissions provided support for the draft amendments to the DCP for the Canterbury Local Centre;
  - 8% opposed the draft DCP; and
  - 81% did not support or object to the draft amendments to the DCP for the Canterbury Local Centre but provided comments.

#### *Key matters raised in submissions*

- **Building Height:** Mixed views on building heights—some considered them excessive, others felt more height was needed. Height controls are set by the LEP and are outside the scope of the DCP. The DCP however provides clarity in terms of height in storeys to complement the height in metres controls in the LEP.
- **Traffic and Parking:** Concerns about increased traffic and limited parking. Council has planned improvements to walking and cycling infrastructure, supported by the upcoming Metro station. The DCP also ensures a minimum rate of parking is provided within developments.
- **Rezoning of 59A King Street:** Objections to the rezoning from RE2 to R4, citing its current use for overflow parking and green space. Zoning changes are outside the scope of the DCP, which provides design guidance only. The DCP does not alter the current use of the site.
- **Key Site Controls:** Individual landowners requested changes to controls for key sites, including setbacks, transitions, and height.

#### *Response to submissions*

- In response to community submissions, submissions from State Government Agencies, and internal review by Council Officers, a range of minor amendments have been made to the draft amendments to the DCP regarding the Canterbury Local Centre to improve clarity, remove conflicting controls and to streamline the document. These changes are identified within Attachment 2 in italics and red for ease of visibility.
- There are no significant new additional controls or changes that alter the underlying intent of the DCP or materially impact the development potential of land in the Canterbury Local Centre. Renotification of the draft DCP amendments is not considered required on this basis.

#### **Recommended Approach**

- This report recommends that Council endorse and implement the draft DCP amendments.

- The amendments provide a clear and cohesive framework to guide the design and assessment of future development in the Canterbury Local Centre, consistent with Council's adopted Master Plan. They support high-quality built form outcomes and enable the delivery of public benefits and community infrastructure.
- Once adopted, the amended DCP will apply to development applications lodged on or after the adoption date.

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## Planning Matters - 22 July 2025

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### ITEM 6.5                      Housing Delivery Authority and State Led Development Assessment

**AUTHOR**                      **Planning**

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### SUMMARY

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- In November 2024, the NSW Government established the Housing Delivery Authority (HDA) to oversee a State-led approval pathway for major housing projects valued over \$60 million.
- Under this pathway, eligible developments can apply through an Expressions of Interest (EOI) process to be 'declared' by the HDA. Once declared, proponents can submit a concurrent State Significant Development Application and Planning Proposal directly to the NSW Department of Planning, Housing and Infrastructure (DPHI), bypassing Council involvement entirely.
- The HDA is comprised of just three individuals: the Secretary of the Premier's Department, the Secretary of DPHI, and the CEO of Infrastructure NSW.
- In Canterbury Bankstown, nine projects have already been declared under this process. These declarations occur without any input from Council, undermining our long-term strategic planning efforts—despite our proactive approach to housing growth and proven track record in efficiently processing development applications.
- This process bypasses Councils and communities, eroding the “social licence” critical to achieving sustainable and accepted growth.
- This report seeks Council's endorsement to write to the NSW Minister for Planning, calling for genuine engagement with Councils and communities. It also urges that strategic planning frameworks—developed by Councils and supported by the NSW Government—form the foundation for decision-making within the HDA process.
- It is also proposed to regularly report HDA declared projects.

### RECOMMENDATION That -

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1. Council note the current list of 'declared' projects by the Housing Delivery Authority.
2. Council write to the NSW Minister for Planning requesting more genuine engagement with Councils and communities, and ensuring that strategic planning frameworks—established by Councils and supported by the NSW Government—provide the basis for decision making in the HDA process, while recognising the need to maintain community trust and a social licence for growth..

3. Council report quarterly on HDA declared projects and associated State Significant Development Applications.

## **ATTACHMENTS**

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Nil



## **INTEGRATED PLANNING AND REPORTING ALIGNMENT**

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- The Housing Delivery Authority is a State body that reviews and declares projects that warrant a fast-tracked State-led approval process for rezoning and development consent.
- Council's integrated planning framework seeks to encourage design excellence and a place-based planning approach to development so that it occurs in a coordinated way. The HDA allows for ad hoc development and rezoning that bypasses Council's planning framework.
- This has implications on Council's planning for infrastructure delivery and coordination, the ability for the community to have oversight of the extent and breadth of planned growth and community and Councillor engagement in the planning and development process.

## **STRATEGIC IMPACT**

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- This process potentially undermines Council's capital works and infrastructure planning, which is based on planned growth and population forecasts. Council's planning is based on a coordinated and planned approach to growth.
- The ad hoc nature of development that exceeds the density envisaged by Council's planning controls and strategic plans may impact our ability to properly plan and deliver infrastructure and services, and lead to unintended consequences that put further strain on Council's resources.
- Most critically, it risks eroding the social licence needed to achieve successful housing delivery. By excluding community voices and democratically elected Councils, trust in the planning system may be undermined—triggering resistance that delays housing outcomes rather than accelerates them.

## DETAILED INFORMATION

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### Purpose

- The purpose of this report is to provide an update on the Housing Delivery Authority and projects across the City being assessed through a State Significant Development pathway.

### Background

- In November 2024, the NSW Government announced the establishment of a new HDA, to oversee a State-led approval pathway for major housing projects with an estimated development cost of over \$60 million.
- This approval pathway means that eligible development can apply through an Expressions of Interest (EOI) process to be 'declared' by the HDA, which then enables a concurrent State Significant Development Application and Planning Proposal to be submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI), bypassing Council.
- As at 10 July 2025, there are nine (9) declared projects across Canterbury Bankstown.

### Discussion

- Since 2020, and the preparation of Council's Local Strategic Planning Statement, Housing Strategy and Employment Lands Strategy, Council has been on a path of planning for forecast housing growth by strategically planning centres and advocating for a coordinated approach to planning.
- This approach ensures certainty for the community, signals to the market appropriate locations for future growth, and assists in the planning and delivery of infrastructure. It also assists State agencies in understanding the growth profile of Canterbury Bankstown, and plan for roads, schools, hospitals and other State infrastructure accordingly.
- The HDA process allows for development over \$60 million (the equivalent of approximately 100 or more units), to be assessed and approved through a 'fast-tracked' State Government process, that can also work concurrently with a State-led rezoning.
- The criteria for HDA 'declared' projects is not location based, and also allows for development to effectively override or cast aside Council's planning controls.
- The establishment of the NSW Housing Delivery Authority (HDA) represents a significant shift in the state's approach to housing delivery—one that risks undermining the work of Council's such as ours, who have been on a path of coordinated, community-informed strategic planning.

## **Social Licence and Community Trust**

- Councils play a critical role in fostering a social licence for growth through extensive community engagement and place-based planning. This ensures development reflects local needs, aspirations, and infrastructure capacity. The HDA process risks undermining this by excluding community voices and democratically elected Councils, diminishing trust in the planning system and fuelling opposition to housing delivery.
- While the urgency of addressing the housing crisis is undeniable, the mechanisms introduced by the HDA are not necessarily based on strategic planning, and threaten to produce unplanned, ad hoc development that disregards local context, infrastructure capacity, and community needs.
- Community trust in the planning system is hard won and easily lost. The HDA's approach, by excluding Councils and communities, risks not only undermining local plans but also the broader legitimacy of the planning system itself.

## **Why Social Licence Matters**

- Planning is not just a technical exercise, it is a social contract between Councils, communities and developers.
- Councils work hard to earn a "social licence" for growth through community engagement, place-based planning, and transparent decision-making. This builds public trust and ensures development is accepted and integrated into the fabric of local areas.
- The Housing Delivery Authority's model bypasses this critical process. By excluding local Councils and compressing or eliminating opportunities for community input, it risks triggering backlash, undermining trust, and delaying housing outcomes.
- To deliver housing successfully, the planning system must retain community involvement as a cornerstone, not treat it as an obstacle to be overcome.

## **What does the HDA have in store for our Community?**

- Further to this, currently on exhibition is a plan to reduce community exhibition times from 28 to 14 days for a range of residential developments being considered through the State Significant Development Assessment process (of which Council officers are making a submission).
- The table below provides an overview of 'declared' HDA projects in Canterbury Bankstown. Collectively, these proposals provide approximately 600-800 dwellings beyond what Council has planned for in its controls, noting this is only 6 months into this process coming into effect. During this time, Council has proactively been preparing for well planned, well-coordinated housing in line with its housing strategy to avoid such ad-hoc and uncoordinated housing growth.

Project	HDA description	Key Council controls	Status	Comment
1 North Terrace, Bankstown (Bankstown Central)	Mixed use residential with 1,300 apartments, commercial and affordable housing.	<ul style="list-style-type: none"> <li>Height of 10-24 storeys</li> <li>FSR of 3:1-7:1.</li> <li>Required to provide minimum amount of non-residential floor space for job generation.</li> <li>Requirement for 3% affordable housing dedicated to Council in perpetuity.</li> </ul>	<p>Declared on 27/02/2025.</p> <p>No State Significant DA yet lodged.</p>	This process allows the applicant to remove or reduce requirements for employment generating floor space and affordable housing in perpetuity.
15-21 Polo Street and 1-15 Swan Street, Revesby	Residential flat building and affordable housing comprising 270 apartments.	<ul style="list-style-type: none"> <li>Height of 19 metres (approx. 5-6 storeys)</li> <li>FSR of 1.5:1</li> </ul>	<p>Declared on 27/02/2025.</p> <p>No State Significant DA yet lodged.</p>	The scope of this proposal is not clear in terms of proposed height and floor space ratio, however it appears that this would potentially double envisaged density for this site.
124-128 Beamish Street, 132 Beamish Street, 134-138 Beamish Street, 140-142 Beamish Street, 16 Ninth Avenue, 18 Ninth Avenue, Campsie.	<p>Shop top housing with affordable housing for 314 apartments and 7,150 sqm of commercial floor space.</p> <p>It is noted that a State Significant DA process has been initiated. This proposal seeks heights of up to 38 storeys and an FSR of 10.29:1 with 5% affordable housing for 10 years.</p> <p>This includes a concurrent rezoning application to increase permissible density.</p>	<p>Campsie Town Centre Master Plan and Planning Proposal recommends:</p> <ul style="list-style-type: none"> <li>Maximum building height of 20 storeys</li> <li>Maximum floor space ratio of 4.9:1.</li> </ul>	<p>Declared on 17/03/2025.</p> <p>Progressing to State Significant DA.</p>	Doubles the density envisaged for the site under the Campsie Master Plan, without additional supporting infrastructure or affordable housing in perpetuity as proposed by Council in the Campsie Town Centre Master Plan and Planning Proposal.
10 London St and 43 North Parade, Campsie	Shop top housing with affordable housing comprising 100 units with 3,000 sqm of commercial floor space. No concurrent rezoning is proposed.	<p>Campsie Town Centre Master Plan and Planning Proposal recommends:</p> <ul style="list-style-type: none"> <li>Maximum building height of 20 storeys</li> <li>Maximum floor space ratio of 6:1.</li> </ul>	<p>Declared on 17/03/2025.</p> <p>No State Significant DA yet lodged.</p>	The scope of this development is unclear.

Project	HDA description	Key Council controls	Status	Comment
30-34 Sir Joseph Banks Street, Bankstown	Residential flat building for affordable housing comprising 126 apartments all for the purposes of affordable housing. No concurrent rezoning is proposed.	<ul style="list-style-type: none"> <li>Height of 7 storeys</li> <li>FSR of 2.3:1.</li> </ul>	Declared on 02/04/2025.	The scale of this development appears generally consistent with gazetted controls for Bankstown City Centre.
8, 8A and 10-14 West Terrace, Bankstown	Shop top housing with affordable housing with 210 apartments, 3% affordable housing. No concurrent rezoning is proposed.	<ul style="list-style-type: none"> <li>Height of 15 storeys</li> <li>FSR of 4:1</li> </ul>	Declared on 28/04/2025.	The scale of this development appears generally consistent with gazetted controls for Bankstown City Centre.
677 and 687 Canterbury Road, 35, 37, 39 Anderson Street and 44, 48 Drummond Street Belmore.	Shop top housing with affordable housing comprising 300 dwellings. Includes concurrent rezoning application.	<p>Belmore Alternate Plan recommends:</p> <ul style="list-style-type: none"> <li>maintaining the employment zoning of this site</li> <li>Height of 5 storeys</li> <li>FSR of 1.8:1.</li> </ul>	Declared on 13/05/2025.	This development has been declared, despite the HDA noting it should align with the plan for Belmore – noting that the plan seeks to retain employment land along Canterbury Road and not further intensify residential uses. This proposal will also significantly exceed the density of surrounding development planned under the Belmore Alternative Plan.
116 Penshurst Road, Narwee	Shop top housing with affordable housing comprising 225 apartments with 5% affordable housing in a 15 storey development with commercial GFA.	<ul style="list-style-type: none"> <li>Maximum building height of 8 storeys</li> <li>No FSR limit under current controls.</li> </ul>	Declared on 30/06/2025	The maximum building height is proposed to be increased by almost 90%, which will significantly increase envisaged density.
236-240 Georges River Road, Croydon Park	Shop top housing with affordable housing comprising 100 units including 20% affordable housing over 15 years with commercial GFA. Seeks concurrent rezoning to increase density.	<ul style="list-style-type: none"> <li>Maximum height of 6 storeys</li> <li>No FSR limit under current controls.</li> </ul>	Declared on 30/06/2025	This proposal will permit approximately double what has previously been approved on the site under current controls.

- This process will effectively undermine Council and community trust in the planning system – with Council having proven to be effective in planning for housing growth and assessing and processing development applications.
- The Housing Delivery Authority process as it currently stands, is not a solution to the housing crisis—it is a shortcut that sacrifices quality, sustainability, and community trust for speed of delivery. Strategic planning and community oversight of our city’s future must be upheld if we are to build homes that serve both current and future generations.

## **7        POLICY MATTERS**

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





## **8            GOVERNANCE AND ADMINISTRATION MATTERS**

The following items are submitted for consideration -

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## Governance and Administration Matters - 22 July 2025

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### ITEM 8.1                      Organisational Structure

**AUTHOR**                      **Chief Executive Officer**

### SUMMARY

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- The NSW *Local Government Act 1993* (The Act) requires the Chief Executive Officer to review the organisation structure within 12 months after any ordinary election of the council.
- The purpose of this report is to finalise consultation regarding Council's adopted employee resourcing requirements with Council and to complete the legislative requirement to redetermine the Organisational Structure in accordance with Section 333 of the Act.
- The report also outlines the consultation undertaken with Councillors during the development of this recommendation, satisfying the consultation requirements of Section 332(1A) of the Act.

### RECOMMENDATION    That -

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1. In accordance with Section 333 of the *Local Government Act 1993*, Council notes the adopted resources, consultation undertaken and redetermination of Council's Organisational Structure, as outlined in the report.
2. Council notes the amendment to the *Local Government Act 1993* on 31 May 2024, in relation to the determination of "senior staff positions".

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

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1. Office of Local Government Circular

## **INTEGRATED PLANNING AND REPORTING ALIGNMENT**

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- In accordance with Section 332 (1B) of the of the Act, the current structure is proposed to be re-determined which will ensure that Council can give effect to the priorities set out in the Community Strategic Plan, the Delivery Program and ensure the effective implementation and resourcing through the Resourcing Strategy and Council's 2025/26 Operational Plan and budget. Council's existing structure provides the appropriate resources to satisfy Council's operational requirements and as such its redetermination is appropriate.

## **STRATEGIC IMPACT**

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- Council's overarching strategic framework is the Community Strategic Plan – CBCity 2029. This plan, along with the 2025–2029 Delivery Program, the 2025/26 Operational Plan, and the supporting Resourcing Strategy (covering People, Finance, and Assets), sets out the community's long-term vision and aspirations, the priorities for the current Council term, the actions we will undertake, and how these will be resourced. The organisation structure of Council is to be redetermined to support the effective implementation of these strategic plans.

## DETAILED INFORMATION

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### Purpose

- The purpose of this report is to review the Council's organisational structure to ensure alignment with the priorities outlined in the Community Strategic Plan and the 2025–2029 Delivery Program. The report addresses the evolving and changing operating environment, evaluating how the current structure supports service enhancement, digital transformation, workforce cultural alignment, and operational resilience. The report also considers key risks such as population growth, financial pressures, asset renewal and replacement, skills shortages, and legislative reform.
- The Office of Local Government (OLG) and Local Government NSW (LGNSW) has advised that the Councillors' role in the review of the organisation structure is to determine the resources to be allocated towards the employment of staff. Council does this in the adoption of its Operational Plan and annual budget. The determination of the structure including positions and specific staffing arrangements is the responsibility of the Chief Executive Officer. This ensures a clear separation between governance and management, supporting effective and accountable leadership.

### Background

- The Chief Executive Officer is required to review the organisational structure within 12 months of an ordinary election. This review provides an opportunity to ensure the structure remains fit for purpose and aligned with the strategic priorities and direction of the Council. Sections 332 and 333 of the Act addresses the organisational structure as follows:

#### **332 Determination of structure**

- (1) *A council must, after consulting the general manager, determine the resources to be allocated towards the employment of staff.*
- (1A) *The general manager must, after consulting the council, determine the positions within the organisation structure of the council.*
- (1B) *The positions within the organisation structure of the council are to be determined so as to give effect to the priorities set out in the strategic plans (including the community strategic plan) and delivery program of the council.*

#### **333 Re-determination and review of structure**

*The organisation structure may be re-determined under this Part from time to time. The council must review, and may re-determine, the organisation structure within 12 months after any ordinary election of the council.*

*Note 1: OLG has advised that Section 333 of the Local Government Act 1993 expressly requires that councils redetermine their organisational structure in accordance with 332 of the Local Government Act 1993.*

*Section 332(1) of the Act places responsibility on the governing body (Council) for determining the required resources towards the employment of staff (ie. lump sum budget allocation) and in turn, Section 332(1A) places responsibility exclusively on the general manager of a council to determine positions within the organisational structure of the council.*

*In approving the required resources (ie. lumps sum budget allocation), Section 332(1) of the Act does not allow Council/Councillors to determine which specific positions it will fund.*

*Note 2: The provisions of section 332 were legislated by the Local Government Amendment (Governance and Planning) Act 2016.*

*They were included in the Act on the recommendation of the Independent Local Government Review Panel to provide greater clarity on the respective roles and responsibilities of the governing body and the general manager in determining the organisation structure, and to align with the functions of the general manager prescribed under section 335 to "conduct the day-to-day management of the council" and to "direct and dismiss staff".*

- At its 17 June 2025 Ordinary Meeting, Council adopted:
  - the Community Strategic Plan – CBCity 2029
  - the 2025–2029 Delivery Program,
  - the Resourcing Strategy (covering People, Finance, and Assets),
  - the 2025/26 Operational Plan and budget,

These strategic plans set out the community's long-term vision and aspirations, the priorities for the current Council term, the actions Council will undertake, and how these will be implemented and resourced. The resources allocated by Council were set through the adoption of these plans, along with the Financial and People strategies, which together outline the resources to give effect to the Community Strategic Plan and the 2025–2029 Delivery Program.

- Council will also recall a series of workshops and briefings held on 22 February, 4 March, and 8 April 2025, during which Councillors were actively engaged in the development of these strategic plans. These sessions included consultation on the Council services to be delivered, along with the financial and workforce resourcing required to shape the organisational structure and the capacity necessary to achieve Council's future priorities.

### **Driving Efficiency and Improvement Across Our Operations**

- Council remains one of most efficient and leanest in terms of its cost structure and staffing numbers across all Sydney metropolitan Councils. This is supported by comparative data published by the NSW Office of Local Government as follows:



- For a city the size of Canterbury-Bankstown, a larger workforce would normally be required to service such a large community. Many other councils would be unable to deliver the same breadth and quality of services with our ratio of staffing levels.
- As one of the largest councils in NSW, we have continually adapted to meet growing community expectations, respond to technological and legislative changes, and operate effectively in a complex and evolving environment. The current structure has served us well and continues to do so in responding to these challenges and providing the flexibility to deliver customer-focused services and support ongoing improvement across the organisation.
- Since the 2016 amalgamation of Canterbury and Bankstown Councils, we have focused on building a unified organisational culture through strong staff engagement and collaborative development. This approach has delivered measurable gains in staff engagement, productivity, efficiency, and customer service. These outcomes are highlighted in Council's recently adopted State of Our City report, which highlights our achievements over the past four years. A summary of key achievements include:
  - **AR Bluett Memorial Award:** Our organisation has been awarded the prestigious AR Bluett Memorial Award for being the most progressive Council in NSW.
  - **Innovative Leadership Award:** We received first place in the Innovative Leadership category at the LG Professionals NSW Excellence Awards for our Heartbeat CBCity staff engagement event.

- **Ramadan Nights Lakemba Event:** The 2024 Ramadan Nights Lakemba event saw record-breaking attendance of 1.57 million people, surpassing 2023 by nearly 200,000 attendees. This event won the RH Dougherty Events and Communications Award for ‘Innovation in Special Events’ at the Local Government Week NSW 2023 Awards.
- **Development Application Processing:** With a median determination time of 59 days, CBCity is one of the most efficient Group Three councils in terms of development application processing.
- **AI in Council Fleet Program:** At the 2023 National Waste Conference, we received the Excellence in Innovation - Outstanding Council Project award for our AI in Council Fleet program.
- **Five Star Safety Ranking:** Our pools received a Five Star Safety Ranking from Royal Lifesaving Australia, placing our Council in the top 1-2% of New South Wales.
- **Most Innovative Companies:** We were recognised by the Australian Financial Review as one of the Most Innovative Companies in 2021.

### Navigating the Future Challenges Ahead

- Our current structure serves as a strong foundation, positioning us to respond effectively to the complex and evolving landscape of challenges that will influence how we plan, deliver, and sustain services in the years ahead. The recently adopted Resourcing Strategy (covering People, Finance, and Assets) addresses these challenges and outlines the organisation’s approach to managing them. In summary these challenges include economic pressures including rising labour and material costs, ageing infrastructure, and a rate peg that limits revenue growth, and places increasing strain on our financial sustainability. At the same time, population growth driven by NSW Government housing reforms is expected to increase our community from 389,000 to 500,000 over the next decade, intensifying demand on our 28 services, our assets, finances and our people.
- Internally, we face significant challenges in attracting and retaining skilled staff in a tight labour market—particularly in specialist roles such as planners, project managers, childcare educators, and technology professionals. We are also experiencing difficulties in recruiting for other critical operational roles, including waste drivers, sports turf managers, horticulturists, and arborists. Our current salary framework limits our competitiveness in the labour market, making our organisational culture, workplace flexibility, and professional development opportunities critical components of our employee value proposition. Our remuneration system is positioned at the 30th percentile when benchmarked against industry standards, reflecting Council’s financial capacity. This means that 70% of comparable roles in other councils offer higher salaries than those available at our organisation.
- Embracing digital transformation to enhance our services presents both opportunities and risks, offering efficiency and improved customer experience, but requiring investment in digital infrastructure, capability, cybersecurity, and change readiness. Legislative reforms and cost shifting from the NSW State to local government continue to add responsibilities without corresponding funding, further stretching our already lean resources.

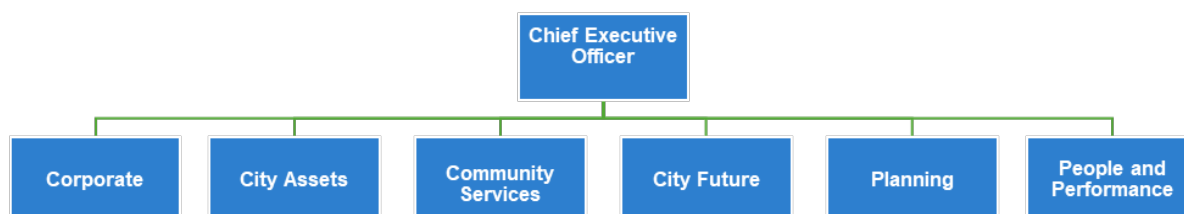


- Our current organisational structure will be a critical enabler in addressing these challenges and risks that lie ahead. It provides the foundation for coordinated leadership, clear accountability, and efficient resource management ensuring we can respond proactively to population growth, financial pressures, workforce shifts, and evolving community expectations. By maintaining a structure that empowers departments to lead with specialised expertise, we are better positioned to adapt to legislative reforms, deliver digital transformation, and manage increasing service demands without compromising quality. The structure also supports our ability to retain control over service delivery, supported by appropriate strategic outsourcing, which helps preserve service standards, manage costs, and protect our culture. As we continue to evolve, our structure will remain a key asset enabling agility, supporting our people, and aligning our operations with our Purpose and Ambition to create a great city our community loves.
  
- Council's organisational structure is designed to enable the effective delivery of the Delivery Program and Operational Plan, while aligning closely with the strategic priorities outlined in our adopted People Strategy. The People Strategy sets out Council's long-term commitment to building a capable, future-focused workforce that meets the needs of our growing and diverse community. It focuses on four strategic workforce priorities:
  - **Leadership** – elevating our leaders to be capable, confident and accountable.
  - **Culture** – fostering a purpose-led culture that reflects our Purpose, Ambition and Values.
  - **Capability** – growing future-ready skills and supporting career development.
  - **Performance** – leveraging digital transformation to improve service delivery and enhance customer experience.

This alignment ensures our workforce structure actively supports strategic outcomes, enhances organisational agility, and positions Council to meet emerging challenges and opportunities.

## Proposed Organisational Structure

- Since the 2016 amalgamation of Canterbury and Bankstown Councils, our current organisational structure has served us well and has even been adopted as a model by other councils across NSW. The structure continues to effectively support a strong and positive workplace culture, enable efficient service delivery, and provides the agility required to respond to future growth and change. Council's organisational structure is as follows:



- The organisational structure and focus areas for each Department, which are to give effect to the priorities within the recently adopted Community Strategic Plan and Delivery Program are outlined below:

### **Corporate**

Our Corporate department plays a vital role in enabling the organisation to function efficiently and effectively. It oversees key operational areas such as finance, legal services, audit, procurement, governance, and property management. By providing expert guidance and comprehensive support in these fields, the department ensures our teams have the resources, support, and strategic direction needed to perform their roles successfully and deliver high-quality outcomes for the community.

### **City Assets**

Our City Assets department ensures the effective management and development of Council's infrastructure, including roads, stormwater systems, open spaces, buildings, and fleet. The team oversees planning, design, construction, and maintenance while responding to community asset-related enquiries. By combining strategic planning with proactive service delivery, City Assets supports a resilient, sustainable city ready for future growth.

### **Community Services**

The Community Services department manages the delivery of major services to the community, ensuring residents have access to high-quality, inclusive, and responsive programs. The department provides expert leadership and operational support across waste and cleansing services, libraries, community and children's services, leisure and aquatics, recreation, and customer experience. By enabling frontline teams and coordinating service delivery, it ensures the organisation meets community needs and delivers positive outcomes every day.

### **City Future**

Our City Future department leads strategic planning, city and town centre improvement, and sustainability initiatives that shape a dynamic and connected city. The team drives major projects that enhance public spaces and town centres, improve liveability, and ensure long-term growth. Through corporate and environmental sustainability and activation programs, City Future fosters a thriving urban environment that meets the evolving needs of residents and businesses.

### **Planning**

The Planning department delivers city-wide planning outcomes and oversees all development and regulatory functions that guide the city's growth and built environment. With deep expertise in urban strategy, design, and compliance, the department includes development services, city strategy and design, regional illegal dumping, and regulatory services. It plays a critical role in shaping sustainable, well-designed communities by ensuring development aligns with strategic objectives, planning controls, and environmental standards. The team's work supports liveability, safety, and long-term resilience across the city.

## People and Performance

The People and Performance department provides enterprise-wide expertise and support in people, digital, and organisational performance functions enabling the rest of the organisation to deliver high-quality services effectively. The department leads strategic initiatives across several areas including human resources, payroll, talent management, safety, workforce planning and learning and development to build a capable and future-ready workforce. Through its digital innovation, information and communication technology functions, the department plays a critical role in enabling smarter, more agile ways of working. By strategically aligning technology with organisational objectives, the department drives performance, enhances service delivery, improves operational efficiency, and cultivates a culture of innovation and customer-centricity.

- In terms of resourcing - the current structure consists of:
  - The Chief Executive Officer.
  - Six (6) Directors.
  - Managers and Operational staff, including all permanent full-time, part-time and casual staff, totalling 1491 Full-time Equivalent (FTE) staff.
  - A blended workforce operating model, which combines the advantages of in-house expertise with the flexibility of strategic contingent labour, where appropriate and needed. This blended workforce model provides flexibility to scale up and down resources based on population growth and shifting service demands, ensuring an efficient and responsive operation. This approach also ensures that we can effectively manage costs particularly as the population grows, economic conditions tighten, new major Council assets become operational, and planned upgrades/ maintenance of assets occur.
  - Resourcing the priorities identified within the Council's Delivery Program through:
    - Council's Long Term Financial Strategy, People Strategy and Asset Management Strategy, and
    - Council's 2025/26 Operational Plan and budget, totalling \$183.7 million.
- Given its ongoing relevance/appropriateness it is proposed that the existing structure be re-determined in accordance with Section 333 of the Act. This will enable Council to effectively deliver on the priorities outlined in the Community Strategic Plan and Delivery Program, and ensure alignment with the Resourcing Strategy, 2025/26 Operational Plan, and budget.
- It is important to also note that the Local Government Amendment (Employment Arrangements) Act 2024 introduced updates to the employment provisions in the Act, which provide a mandatory pathway for senior staff (other than the CEO) to be converted to permanent staff under the Local Government (State) Award 2023. The OLG Circular 24-09/12-06-2024/A901423 on these changes is [attached](#) to this report.

## **Proposed Approach**

- The current structure provides clear accountability, defined reporting lines, and manageable spans of control. It ensures appropriate levels of leadership, supervision, and support for our staff, while offering flexibility to redeploy resources as priorities shift and evolve. It also supports continuity without disrupting the leadership, culture, capability, and performance foundations that we will be actively strengthening through our People Strategy.
- Councillors will recall their involvement in various Operational Plan and budget briefings and workshops which provided an understanding of Council's Delivery Program over the next four (4) years and the required resources necessary to deliver on our priorities – particularly Council's employee resourcing requirements.
- The outcome of these discussions, including the consideration of Council's Integrated Reporting requirements, were both considered and adopted by Council at its Ordinary Meeting in June 2025, and thereby providing Councillors the appropriate opportunity/consultation regarding the matter and importantly fulfilling its requirement under Section 332(1) of the Act.
- On that basis, it is recommended that Council reaffirms its existing decision regarding the allocation of resources towards the employment of staff, as outlined in the adopted 2025/26 Operational Plan and budget, and thereby redetermines the current organisational structure in accordance with the Act.

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## Governance and Administration Matters - 22 July 2025

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**ITEM 8.2**                      **Code of Meeting Practice - Amendment to 2025 Schedule of Meetings**

**AUTHOR**                      **Corporate**

### SUMMARY

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- Council at its Ordinary Meeting on 22 October 2024 adopted its schedule for meetings for 2025. This report seeks to amend the schedule.
- A number of Councillors have indicated they will be unable to attend the 23 September Ordinary Council meeting.
- It is therefore proposed that the September 2025 Ordinary Council meeting be rescheduled from Tuesday 23 September 2025 to Tuesday 16 September 2025.

### RECOMMENDATION That -

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1. The 2025 Schedule of Council Meetings be amended – whereby the September 2025 Ordinary Meeting of the Council be rescheduled from Tuesday 23 September 2025 to Tuesday 16 September 2025.
2. Council agree to the temporary administrative changes, as outlined in the report.

### ATTACHMENTS

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Nil

## **INTEGRATED PLANNING AND REPORTING ALIGNMENT**

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- There are no Integrated Planning and Reporting impacts.

## **STRATEGIC IMPACT**

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- There are no strategic impacts.

## DETAILED INFORMATION

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### Purpose

- The purpose of the report is to amend Council's Ordinary Meeting schedule for 2025 by moving the date of the September 2025 meeting from 23 September to 16 September.

### Background

- Council at its Ordinary Meeting on 22 October 2024 adopted its schedule of meetings for 2025.
- Generally, Council's Ordinary Meetings are held on the fourth Tuesday of the month – unless certain circumstances, activities and/or events require an Ordinary Meeting to be scheduled to an alternate week.

### Discussion

- Advice has been received from a number of Councillors that they are unable to attend the Council Meeting scheduled for 23 September 2025.
- It is therefore proposed that the date of the September 2025 Council Meeting be rescheduled from 23 September to 16 September to ensure there is a quorum of Councillors for the Meeting.
- Proposed Administrative Changes:
  - Temporary administrative changes will need to be applied to ensure that Council observes the relevant provisions of the *Local Government Act 1993* and the Code of Meeting Practice, in terms of preparing and distributing the Agenda and Business Paper; and
  - The proposed changes are as follows:

Description	Date
<b>Councillors to submit proposed Notice of Motions or Questions with Notice</b>	By 11:00am on Thursday, 11 September
<b>Distribution of Notice of Ordinary Meeting, Agenda and Business Paper to Councillors</b>	Friday, 12 September
<b>Public access to Agenda and Business Paper</b>	Friday, 12 September
<b>Request from Public to speak at Public Forum</b>	Prior to 12 noon on Tuesday 16 September

### Recommended Approach

- The above administrative requirements/timeframes will revert to Council's standard Code of Meeting Practice provisions for all future meetings.
- The above temporary changes are not considered substantial, nor do they significantly depart from Council's current provisions of the Code – and as such may be adopted for the purposes of conducting the September 2025 Ordinary Council meeting.





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## Governance and Administration Matters - 22 July 2025

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### ITEM 8.3                      Office of Local Government Guideline - Free Speech in Local Government

**AUTHOR**                      Corporate

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### SUMMARY

- The Office of Local Government (OLG) has recently issued a Guideline titled *Free Speech in Local Government NSW*.
- The Guideline has been issued under section 23A of the *Local Government Act 1993*, which means that Council must take it into consideration when exercising its functions.
- The Guideline provides a practical guide on how Councillors should communicate and engage with its community, having regard to a Council's Code of Conduct, Code of Meeting Practice, Media and Social Media Policies.
- The key components of the Guideline are discussed in the report.
- It is recommended that the Guideline be noted.

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### RECOMMENDATION

That the Office of Local Government Guideline – *Free Speech in Local Government in NSW*, be noted.

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

1. Free Speech in Local Government in NSW
2. Social Media Policy

## INTEGRATED PLANNING AND REPORTING ALIGNMENT

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- The Guidelines align with the *Leading and Engaged* destination of the CBCity 2036 Community Strategic Plan and the 2025/26 Operational Plan to ensure that governance of the City of Canterbury Bankstown is responsible, representative, fair, open, accountable and transparent.
- The Guidelines are consistent with Council's suite of codes and policies that support the Governance Framework to ensure Council abides by good governance practices and meets its legislative obligations.
- Adherence to the Guidelines further supports Council in representing and reflecting the interests of the community and constituents within the parameters of the Governance Framework.

## STRATEGIC IMPACT

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- The Guidelines have no bearing and/or interact with the strategic imperatives of Council's Strategic Planning Framework, Community Strategic Plan 2036, Delivery Program 2025-09 or Operational Plan 2025-26.

## DETAILED INFORMATION

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### Purpose

- In June 2025, the OLG released a Council Guideline titled *Free Speech in Local Government in NSW*.
- The Guideline is attached for Councillors information/consideration. The Guidelines provides practical guidance for Councillors on what free speech means in the context of Local Government in NSW – particularly in terms of its relevance and application to Councillor obligations with respect to Council's Code of Conduct, Code of Meeting Practice and Social Media Policy.

This report canvases some of the more pertinent elements of the Guideline for Councillors information.

### Background

- The OLG has issued a Guideline under the provisions of section 23A of the *Local Government Act 1993* (the Act) - meaning that Council must take the guidelines into consideration before exercising any of its functions and be used by Conduct Reviewers, when dealing with code of conduct matters when they have been referred to them.
- The Guidelines have been prepared with the intent of providing Councillors the ability to freely engage with their communities and to participate in public debate on issues impacting on the council and the community via the media and social media – particularly allowing Councillors to exercise their functions as democratically elected representatives effectively, whilst within the boundaries of Council's conduct framework.

### Discussion

- The OLG Guideline supports the implied freedom of speech/political communication under the Australian Constitution and a councillor's right to engage freely with their community, subject to legislative requirements and policies such as:
  - *Local Government Act 1993*;
  - Local Government (General) Regulations 2021;
  - Code of Conduct;
  - Code of Meeting Practice;
  - Social Media Policy; and
  - Media Policy.
- The major elements of the Guidelines are detailed below.

### **Code of Conduct – General Considerations**

The Guideline outlines:

- The key provisions in the *Local Government Act 1993* (the Act), Regulations and Code of Conduct that guide Councillors when making public comment and to assist in understanding when comment is not appropriate;
- Section 232 of the Act requires individual Councillors to uphold and represent accurately the policies and decisions of the Council;
- The Code of Conduct regulates conduct that relates to the Councillor's official role or the exercise of their official functions;
- The Code does not apply to a Councillor's conduct in a private capacity not linked to the Councillors official role. Whilst any comments made by Councillors in a private capacity does not fall within the regulatory scope of a Council's Code of Conduct, a Councillor cannot simply avoid disciplinary action for a breach of the code of conduct by prefacing their comments with a disclaimer that what they are about to say is being said in a private capacity;

If what a Councillor says is clearly connected to their role as a Councillor, then it falls within the regulatory scope of the Code of Conduct, even if it is made on a private social media platform or they do not identify themselves as a Councillor when saying it;

- Councillors have an obligation to adhere to the *general conduct* provisions of the Code of Conduct – particularly ensuring that they do not conduct themselves in a way that:
  - Is likely to bring the Council or other Council Officials into disrepute;
  - Is improper or unethical;
  - Causes, comprises or involves intimidation or verbal abuse; or
  - Constitutes harassment or bullying behaviour or is unlawfully discriminatory;
- Further, the Code of Conduct provides that while Councillors can critique and comment on the advice provided by staff, they must not make personal attacks on council staff in public forums including social media;
- Councillors also need to be aware of the duty they owe Council staff and members of the community under the *Work Health and Safety Act 2011* to take reasonable care that their acts or omissions do not adversely affect the health and safety of other persons.

### ***Applying the Code of Conduct When Making Public Comment***

- The Model Code of Conduct was designed to align with the implied freedom of political communication and does not impede a Councillor's ability to engage with the community and/or debate issues impacting the council/local community.
- Healthy robust debate can lead to good decision making and ensures that councils are accountable to their community. However, robust debate must comply with the conduct requirements established by the Code of Conduct.

- That said, the Guidelines reiterate that Councillors should refrain from engaging in personal attacks on their fellow Councillors, council staff and others when commenting publicly.
- While Councillors can speak about the policies and decisions of the Council, they must accept lawful decisions made by Council and must not misrepresent them. A healthy democratic system of local government requires robust public debate on local issues. This leads to good decision making and ensures councils are accountable to their communities and responsive to its needs.
- The Guidelines also touch on where a Councillor's view may give rise to a conflict of interest. The Code of Conduct expressly recognises situations where Councillors may have actively advocated on or campaigning on local issues and how they need to deal with the matter.

Importantly, Councillors need to be mindful that comments they make on matters before the Council that could be seen to indicate they have formed an inflexible view on a matter, have the potential to make Council's decision on that matter susceptible to legal challenge on grounds of bias because of prejudgement.

### ***Public Comment by Councillors at Council Meetings***

In terms of Councillors speaking at Council Meetings, the Guideline notes that:

- Public comments made by Councillors at Council Meetings are regulated by the Code of Meeting Practice (COMP);
- As Councillors would be aware, Council's COMP expressly deals with acts of disorder, including how to manage/deal with such matters, including apologising and/or withdrawing their comments where an act of disorder has occurred;
- Interestingly, the Guidelines now provides that the Chairperson can require a Councillor to address an act of disorder committed at an earlier meeting where the Councillor failed to comply with the Chairperson's direction at that meeting and the Councillor can be expelled from meetings until such time that they comply;
- The Guidelines also promotes that councils should utilise the provisions of the COMP to deal with acts of disorder during Council Meetings, rather than relitigating the matter under a councils Code of Conduct – unless of course the conduct is particularly egregious.

### ***Defamation***

In terms of defamation, the Guideline notes that:

- As with other members of the community, Councillors can be sued in defamation for comments made in public forums such as Council Meetings, in the media and on social media;

- Unlike members of Federal and State Parliaments, Councillors do not enjoy absolute privilege in relation to what they say at Council Meetings, in the media and on social media;
- Whilst Councillors are partially protected by qualified privilege, this only covers a Councillor to enable them to speak freely and publicly in undertaking their duties at Meetings. To be protected, statements or comments made by a Councillor must be relevant to the Council business and made in good faith without malice;
- Councillors can also be sued in defamation for other public statements they make, including on social media. Councillors need to be mindful that they may be considered a *publisher* of any content uploaded onto a social media platform they administer and can be sued in defamation for the content.

This includes content that is uploaded by a third party on the social media platform and/or that appears on their social media platform because the Councillor *has liked, shared or retweeted* the content.

- That said, Section 731 of the Act provides Councillors with some protection from civil liability action where a Councillors actions are undertaken in good faith and for purposes related to council activities.

### ***Social Media Policy***

- The Guideline again reinforces the need for Councillors to apply and abide by the provisions of Council's Media and Social Media Policies when making comment in the public.
- In 2022, the OLG issued a Model Social Media Policy that was subsequently adopted by Council at the time. Indeed the Policy was re-adopted by this Council at its Ordinary Meeting in October 2024;
- The Social Media Policy provides relevant guidance for Council Officials, including Councillors, on appropriate use of social media. This is done through the provision of standards of conduct, that inform Council staff and Councillors of Council's expectations of social media use in an official capacity or in connection with their role as a Council Official.
- The Policy is attached for Councillor's information.

### **Proposed Approach**

As indicated earlier, the Guideline has been issued by OLG under the provisions of section 23A of the Act, meaning that Council must take the guidelines into consideration before exercising any of its functions.

It is recommended that Councillors note the new Guideline and importantly familiarise themselves with its content, particularly as it applies/relates to Council's related conduct framework.





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## Governance and Administration Matters - 22 July 2025

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### ITEM 8.4                      Naming of a new Public Road at Riverlands Golf Course development (56 Prescott Parade, Milperra)

**AUTHOR**                      People & Performance

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### SUMMARY

- Council's consideration of a request from MIRVAC to name the one remaining new road within its Riverlands Golf Course development.
- The proposed names are Weebill, Crispin, Esther or Schwarzel for the Crescent (Road 10) as detailed in this report (see Attachment 1 - Map of the Road Names on Site).
- This report provides feedback on the outcome of the Community engagement process for [Naming of New Public Roads at Riverlands Golf Course Development](https://haveyoursay.cbcity.nsw.gov.au/naming-new-public-roads-riverlands-golf-course-development). (<https://haveyoursay.cbcity.nsw.gov.au/naming-new-public-roads-riverlands-golf-course-development>)
- This report seeks endorsement of the proposed road name supported by community and proceeding with submitting the final proposal to the Geographical Names Board (GNB) for gazettal.

### RECOMMENDATION    That -

1. Council approves the name Crispin Crescent for the remaining new road within the Riverlands Gold Course development and;
2. An application be made to the Geographic Names Board for the naming of the road in accordance with the Geographical Names Act 1996.

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

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1. Map of the Proposed Road Names on Site
2. NSW Government Gazette No 257 of 27 June 2025
3. Previous Report to Council - 17 June 2025 Meeting
4. Community Engagement Submission Table

## **INTEGRATED PLANNING AND REPORTING ALIGNMENT**

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- This matter is closely aligned 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**

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- The proposed road naming aligns with Council policies, legislation, and the requirements of the Geographical Names Board (GNB).
- There are funds available in the 2025/26 operational budget for the installation of road signage.

## DETAILED INFORMATION

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### Purpose

- Report on the outcome of the Community engagement process for [Naming of New Public Roads at Riverlands Golf Course Development](https://haveyoursay.cbcity.nsw.gov.au/naming-new-public-roads-riverlands-golf-course-development) (<https://haveyoursay.cbcity.nsw.gov.au/naming-new-public-roads-riverlands-golf-course-development>).
- Seek approval on submitting proposed name for the remaining road to the GNB for Gazettal.

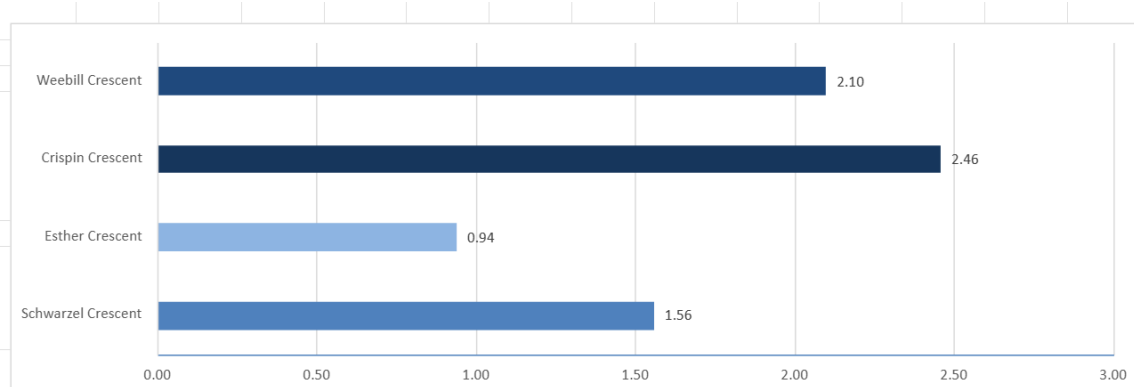
### Background

- 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.
- Council approved the following 6 names identified in Attachment 1 of this report: Riverlands Drive, Saloop Road, Luderick Avenue, Connell Way, Satters Way and Striders Avenue, and the application was made to the GNB for the naming of the 6 roads in accordance with the Geographical Names Act 1996. Roads were Gazetted on 27 June 2025 as per NSW Government Gazette No 257 (see Attachment 2).
- Council investigated and presented the alternate name options identified in Attachment 3 of this report at the June 2025 Ordinary Council meeting for the 1 remaining public road within the residential precinct of the Riverlands Golf Course site in accordance with Council policies and legislative requirements.
- Following Council's endorsement at the June 2025 Ordinary Council meeting, a community engagement process was undertaken.

### 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.
- Councillors’ suggestions and community feedback from the previous consultation and naming process were considered to present alternative options for the naming options for Road 10.
- As part of the community engagement process, several tools were used to engage with stakeholders, including Council’s “Have Your Say” page and a targeted letter drop to local residents in close proximity to the development. Council’s committees (Council’s Arts & Culture Advisory Committee, Environment Advisory Committee, and First Peoples Advisory Committee) were also notified by email.
- There were **135 visits** recorded on the Have Your Say webpage. This engagement translated into **20 contributions by 17 contributors** on the webpage. To ensure fairness, the contributions from the same contributor have been balanced. Additionally, a separate email from a descendant of Nurse Sarah Ann Schwarzel sent to the council has been included in the results.
- **Crispin Crescent** received the most support from community with an average score of 2.46, followed by Weebill Crescent (2.10), Schwarzel Crescent (1.56), and Esther Crescent (0.94), see below.



- Among the 21 contributions, 9 included additional comments. A summary of the feedback received is as follows (Refer to Attachment 4 – Community Engagement submission table):
- Two contributions supported Weebill Crescent stating they would like to have indigenous naming options. Council acknowledges the importance of recognising and celebrating indigenous heritage in place naming. Indigenous names were included in the original list of proposed names, however, they were not approved by the Geographical Names Board (GNB) due to eligibility requirements (Attachment 3 - Previous Report to Council – 17 June 2025 Meeting). Council is currently working on a new road naming project that will, in due course, include indigenous names.
- One contribution that supported Weebill Crescent stated a preference for the road to be named after flora and fauna, rather than after people.

- One contribution that supported Schwarzel Crescent stated that good options had been provided, but they would prefer more names related to World War I servicemen and women.
- One contribution that supported Schwarzel Crescent provided another name: Thomas Chipp who was a private marine in the first fleet aboard the Friendship. Council will consider that as a name option for the next road naming project.
- One contribution that supported Schwarzel Crescent was received from a descendant of Nurse Sarah Ann Schwarzel. The contributor noted that naming the road would honour her legacy and preserve her name within the community she served with compassion and dedication. Council acknowledges the legacy of Nurse Schwarzel, commemorated by the existing memorial outside Panania Library. Her service to early settlers remains deeply appreciated.
- The name Crispin Crescent was strongly supported by 3 contributors for its meaningful spiritual significance. It was also praised for being easy to remember, making it both accessible and impactful. Additionally, the name left a positive impression, with one contributor simply calling it “great,” reflecting its overall appeal and suitability.
- Based on strong community support for the advertised name options, it is recommended that the remaining public road—Road #10—within the residential precinct of the Riverlands Golf Course site be named **Crispin Crescent**, which received the highest level of public endorsement.

### **Recommended Approach**

Subject to Council consideration, it is recommended that:

1. Council approves the name Crispin Crescent for the remaining new road within the Riverlands Gold Course development and;
2. An application be made to the Geographic Names Board for the naming of the road in accordance with the Geographical Names Act 1996.



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## Governance and Administration Matters - 22 July 2025

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**ITEM 8.5**                      **Cash and Investment Report as at 30 June 2025**

**AUTHOR**                      **Corporate**

### SUMMARY

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- 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 -

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1. The Cash and Investment Report as at 30 June 2025 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be noted.

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

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1. Arlo Advisory Monthly Investment Review Jun 2025

## **INTEGRATED PLANNING AND REPORTING ALIGNMENT**

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- The adoption of the recommendations will ensure that Council meets the legislative requirements regarding Council's investment portfolio as at 30 Jun 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**

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- Councils total Investment and Cash position was \$609 million as at 30 June 2025 with investments earning interest of \$2.5 million for the month which is favourable compared to the budget.
- For the month of June, the total portfolio (excluding cash) provided a solid return of +0.41% (actual), outperforming the benchmark AusBond Bank Bill Index return of +0.32% (actual).
- On an annualised basis, the total portfolio (excluding cash) provided a return of +5.09% per annum, outperforming the AusBond Bank Bill Index return of +3.94% 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

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### 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.

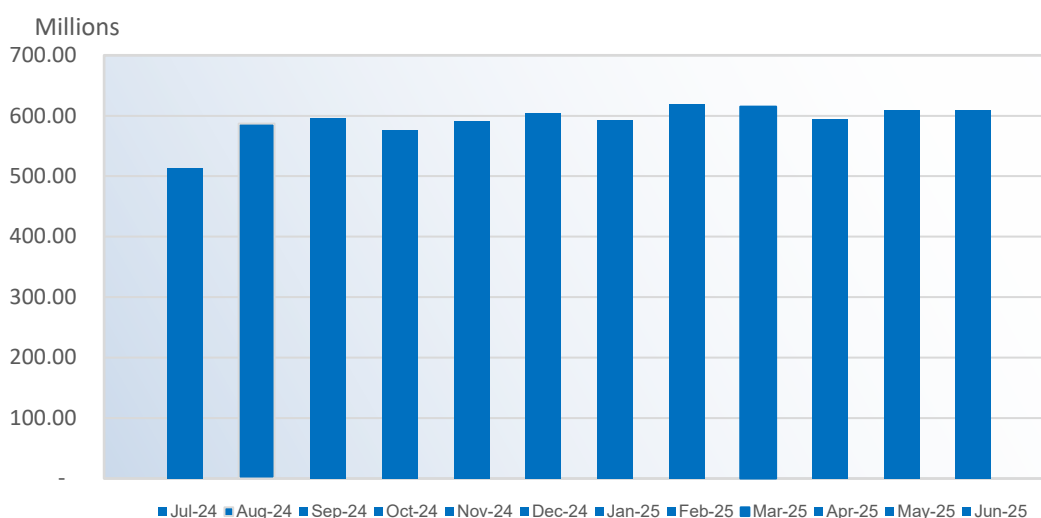
### Discussion

- In total, Council's cash and investment holdings as at **30 June 2025** is as follows:

Cash and Investments	\$
Cash at Bank	798,848
Deposits at Call	20,648,237
Term Deposits	480,017,588
Floating Rate Notes	70,175,849
Bonds	37,372,753
<b>Total cash and investments</b>	<b>609,013,275</b>

- Council's level of cash and investments varies from month to month, particularly given the timing of Council's rates and collection cycle, its operations and carrying out its Capital Works Program.
- The portfolio balances are made up of cash balances at month end held for external restrictions (e.g., unspent developer contributions, domestic waste reserves and unexpended grants), internal restrictions (e.g., infrastructure reserves, employee leave provisions, cash deposits and other reserves) and unrestricted cash (Council's working capital).
- 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 June 2025:

### Cash and investments rolling monthly balance 2024-2025



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

Maturity profile		
	Actual % of portfolio	Policy limits %
Cash	3.52	100
Working capital funds (0-3 months)	19.68	100
Short term (3-12 months)	32.62	100
Short – medium (1-2 years)	19.69	70
Medium (2-5 years)	24.48	50
Long term (5-10 years)	-	5
Total cash and investments	100%	

Portfolio allocation	
	Actual % of portfolio
Cash at bank	0.13%
Deposits at call	3.39%
Term deposits	78.82%
Floating Rate Notes	11.52%
Bonds	6.14%
Total cash and investments	100%

- A summary of Council's investment interest income earned for the period to 30 June 2025 is as follows:

<b>Interest income</b>	<b>Jun 2025 \$</b>	<b>Year-to-date Jun 2025 \$</b>
<b>Budget</b>	2,132,500	25,590,000
<b>Actual interest</b>	2,491,086	28,489,007
<b>Variance</b>	358,586	2,899,007
<b>Variance (%)</b>	16.82%	11.33%

#### **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.



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## Governance and Administration Matters - 22 July 2025

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### ITEM 8.6                      Transitional Funding Arrangements for the 2025 Lebanese Film Festival and Padstow Carols in the Park

**AUTHOR**                      City Future

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### SUMMARY

- The purpose of this report is to recommend the provision of monetary funding from Council's Community Grants allocation to support the 2025 The Lebanese Film Festival (LFF), and the 2025 Padstow Carols by Candlelight (PCC).
- That this funding be a one-off transitional arrangement for 2025 only, due to the cessation of the Events Partnerships Program and the overlap with the application period for formal consideration under the 2025 Community Grants Program.
- In June 2025, Council endorsed the discontinuation of the Events Partnerships Program which has traditionally provided funding to the LFF and PCC.
- This arrangement allows Council to continue to fund and support both of these key events for 2025, while at the same time affording both organisations sufficient time to apply formally via the Community Grants Scheme for funding for 2026 and beyond.

### RECOMMENDATION      That

1. Council approves cash support from the City of Canterbury Bankstown's Community Grants allocation for \$20,000 for the 2025 Lebanese Film Festival (LFF), and \$17,000 for Padstow Carols by Candlelight (PCC).
2. The funding be allocated from Council's Community Grants Allocation.

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### ATTACHMENTS

Nil

## **INTEGRATED PLANNING AND REPORTING ALIGNMENT**

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- Major events and festivals are highlighted as deliverables in supporting strategies and plans including the Economic Development Strategy 2036 and the Night-Time Economy Action Plan 2021 – 2026.
- The provision of major events and festivals is consistent with the Canterbury-Bankstown Community Strategic Plan, CBCity2028, which sets out the community's aspiration for events to celebrate and promote our local identity.
- Both the LFF and PCC make an important contribution to profiling the City of Canterbury Bankstown.
- In Bankstown alone, the LFF has had an estimated flow-on impact to the local economy of more than \$200,000, and nationwide, the impact is estimated to be more than \$2.9M.
- PCC is a local icon which is promoted across the LGA to over 100,000 households and continues to grow in patronage. This event attracted approximately 5,000 residents in 2024.
- Both events bring excitement, music, art, culture and activation to Canterbury-Bankstown. Both showcase our City and promote a sense of belonging and cultural and community connection

## **STRATEGIC IMPACT**

---

- At the June 2025 Council Meeting, Council resolved to discontinue the Events Partnerships Program and reallocate the funding to Council run major events.
- As Events Partnership Funding is no longer available, it is proposed that funding for LFF and PCC will come from Council's Community Grants allocation for 2025 based on a similar allocation resolved in 2024. That is:
  - The provision of funding for \$20,000 to LFF
  - The provision of funding for \$17,000 to PCC

## DETAILED INFORMATION

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### Purpose

- To support the 2025 The Lebanese Film Festival (LFF), and the 2025 Padstow Carols by Candlelight (PCC) with transitional funding from Council's Community Grants allocation.

### Background

- At the June 2025 Council Meeting, Council resolved to discontinue the Events Partnerships Program and reallocate the \$40,000 annual funding from this program to help fund a new **"Aussie Party at the Park"** event.
- As a result of this resolution, all future applicants for funding to support community events were to be redirected to Council's Community Grants Program.
- Given the overlap between Council's resolution in June 2025 and the application period for formal consideration under the 2025 Community Grants Program, two key events which have previously been supported under the Events Partnerships Program, have not had the opportunity to apply for funding under the Community Grants Program for funding for 2025.

### Discussion

#### ***Lebanese Film Festival***

- The LFF Association Incorporated is a NSW registered non-profit and proud Bankstown-based organisation that runs the Lebanese Film Festival Australia (LFF) event annually. The LFF was established in 2012.
- The 2025 Festival opens on Thursday, 28 August –and concludes on Saturday, 13 September.
- LFF has been built from the ground up and has grown into a national film event, attracting thousands of diverse film patrons from across Australia in a dedicated celebration of Lebanese cinema.
- Under the Patronage of Bryan Brown AM, the Lebanese Film Festival Association is run by a Committee of eight members, who have a strong passion for the arts, culture, film and community and grassroots initiatives.
- The festival is a celebration of Lebanese arts and culture through film, showcasing Lebanese cinema across Australia. It connects and supports Lebanese participation in film and creative arts and challenges perceptions of Lebanon, its people, culture and traditions.
- It also showcases films driving diversity, inclusion and challenging perceptions – promoting womens' rights, diversity, environmental sustainability and social justice challenges in a way that speaks to multicultural audiences.

- The event sets out the following objectives which include creating an experience that has become a benchmark for film festivals across Australia:
  - Showcase Lebanese cinema across Australia;
  - Challenge perceptions of Lebanon, its people, culture and traditions;
  - Bring an iconic film event to Western Sydney, focusing on Bankstown;
  - Connecting and supporting Lebanese participation in film and creative arts;
  - Supporting accessibility and inclusivity to the arts; and
  - Inspiring change behaviours to be more environmentally and socially responsible.

### **Padstow Carols by Candlelight**

- PCC is an annual Christmas celebration run by the Rotary Club of Padstow in Playford Park in Bankstown. Council, and local businesses have been supporting this event for many years and it complements Council's own Carols in the Park event in Wiley Park, Canterbury, allowing Christmas celebrations to happen across the LGA.
- What began as a small event, has grown into one of the highlight social events of the year, bringing residents from the local community, and visitors in the thousands to enjoy, watch and engage with entertainers. In 2024, approximately 5,000 people brought their picnic hampers to enjoy the evening relaxing with family and friends. This event continues to attract larger crowds each year and concludes each year with a fireworks display.
- The event objectives are:
  - a totally inclusive event, encompassing people of all ages, ethnicity, social and cultural backgrounds;
  - to promote community connection, peace, harmony and joy, and grows in popularity every year; and
  - showcases local talent.

### **Proposed Funding**

- Council has supported the LFF since its inception in 2012 (13 years). In 2024 Council allocated \$23,000 from the Events Partnerships Program.
- Council has supported the PCC since 2017 (8 years). In 2024 Council allocated \$17,000 from the Events Partnerships Program.
- Given the overlap between Council's resolution in June 2025 and the application period for formal consideration under the 2025 Community Grants Program, this has impacted on the ability for LFF and PCC to apply.
  - LFF start promoting their event prior to the announcement of the successful Community Grants and therefore advanced notice of funding for 2025 is required
  - PCC were unable to prepare a submission for 2025 due to the overlap of timing.
- Therefore, it is proposed that Council resolve to fund the 2025 LFF and PCC directly from Council's Community Grants allocation for 2025 based on similar allocations to those resolved in 2024.



- The provision of funding for \$20,000 to LFF in 2025 will provide the City of Canterbury Bankstown a professional and premier festival due to the exposure given to CBCity and ongoing growth potential.
  - The provision of funding for \$17,000 to PCC in 2025 will support the continued growth and delivery of this local cultural icon.
- Going forward, both organisations will be directed to formally apply for Community Grants for 2026 and beyond.



## **9 SERVICE AND OPERATIONAL MATTERS**

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



## **10 COMMITTEE REPORTS**

The following items are submitted for consideration -

10.1 Minutes of the Environment Advisory Committee Meeting held on 18 June 2025	127
10.2 Minutes of the Audit Risk and Improvement Committee Meeting held 25 June 2025	129
10.3 Minutes of the Traffic Committee Meeting held on 8 July 2025	133



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## Committee Reports - 22 July 2025

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**ITEM 10.1**                      **Minutes of the Environment Advisory Committee Meeting held on 18 June 2025**

**AUTHOR**                      **Corporate**

### SUMMARY

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- Council resolved to establish its Advisory Committees on 3 December 2024.
- The purpose of this report is to consider the minutes of the Environment Advisory Committee meeting held on 18 June 2025.

### RECOMMENDATION

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That the minutes of the Environment Advisory Committee meeting held on 18 June 2025 be endorsed.

### ATTACHMENTS

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[Click here for attachment](#)

1. Minutes of the Environment Advisory Committee meeting held on 18 June 2025

## **INTEGRATED PLANNING AND REPORTING ALIGNMENT**

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- Advisory Committees contribute to the 'Leading & Engaged' destination in the CBCity 2036 Community Strategic Plan, and Service 12 in the current Operational Plan - 'Community represented advisory committees'.
- Council has adopted Guidelines and Charters for the operation of Advisory Committees.

## **STRATEGIC IMPACT**

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- Advisory Committees do not have the power to incur expenditure or to bind Council but may recommend actions or initiatives to Council.



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## Committee Reports - 22 July 2025

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### ITEM 10.2                      Minutes of the Audit Risk and Improvement Committee Meeting held 25 June 2025

**AUTHOR**                      Corporate

### SUMMARY

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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 25 June 2025;
- finalise the appointment of the Chairperson for the ARIC;
- Adopt the revised ARIC Charter; and
- Adopt the proposed internal audit plans.

### RECOMMENDATION      That

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1. The recommendations contained in the minutes of the Audit Risk and Improvement Committee meeting held on 25 June 2025, be adopted.
2. Council notes the membership of council's new four-year term of the audit risk and improvement committee.
3. Having regard to the Committee's recommendation, Ms Ferguson be appointed as chairperson of the ARIC for the new four-year term.
4. The CEO finalises the appointment of the Chairperson of the ARIC as outlined in the report.
5. Council adopts the revised Audit Risk and Improvement Committee Charter.
6. Council adopts the four-year strategic internal audit and fraud and corruption plans.

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

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1. Minutes of the Audit Risk and Improvement Committee meeting held 25 June 2025
2. REVISED Audit Risk and Improvement Committee Charter, June 2025
3. Four-Year Strategic Internal Audit Plan (provided under separate cover to maintain confidentiality)
4. Internal Audit Fraud and Corruption Plan (provided under separate cover to maintain confidentiality)

## **INTEGRATED PLANNING AND REPORTING ALIGNMENT**

---

The *Local Government Act 1993* and the *Local Government (General) Regulation 2021* and the Guidelines for risk management and internal audit for local councils in NSW (Guidelines), as issued by the Office of Local Government require each council in NSW to have an audit, risk and improvement committee. This Committee for Canterbury-Bankstown council has been established in accordance with section 428A of the Local Government Act (1993) and the requirements outlined in the Guidelines.

This Committee is an independent advisory committee and forms an important part of our governance structure. An effective audit risk and improvement committee increases accountability and transparency, fosters a culture of continuous improvement, contributes to better service outcomes for the community and leads to the better safeguarding of public assets.

## **STRATEGIC IMPACT**

---

The effective implementation of an audit risk and improvement committee, risk management and internal audit will enable council to achieve their strategic objectives in the most efficient, effective and economical manner.

The internal audit plans are guided by the Committees strategic work plan, as adopted by Council and ensures a strategic risk-based approach to the delivery of council's internal audit program. Overall, the Committee contributes to the Leading and Engaged community strategic plan destination where we are a well-governed city with effective leadership, decision making and good governance.

## DETAILED INFORMATION

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### Appointment of Committee Members

At its meeting in December 2024 council resolved to recruit and appoint three independent members and a councillor representative (non-voting) to its Audit Risk and Improvement Committee for a new four-year term.

This process has now been completed and the following members have been re-appointed having regard to the eligibility and performance requirements outlined in the Guidelines for risk management and internal audit for local councils in NSW, as issued by the Office of Local Government (Guidelines):

- **Ms. Carole Ferguson** was first appointed to the CBC ARIC in March 2021 and served as the independent Chair of the Committee since 2022. Ms. Ferguson is a legal practitioner with experience at a senior level including as General Counsel/Director at a number of prominent organisations. Ms. Ferguson has also been a member of a number of Committees including an independent member of the ARIC of the Australian Taxation Office.
- **Mr. Jim Mitchell** is very experienced and highly qualified having held multiple senior executive roles in local and state government including Deputy Auditor-General at the NSW Audit Office and Assistant Director General at the Department of Local Government. Mr. Mitchell is also an experienced Committee member having served on a number of other public sector Audit Committees, both as a member and chairperson including roles with Campbelltown City, Broken Hill City, the Sydney and Western Sydney Local Health Districts and the NSW Office of Sport. He also has community connections as a local resident. Mr. Mitchell was first appointed to the CBC ARIC in March 2022.
- **Councillor David Walsh** has been appointed as the councillor representative on the committee (non-voting) for the current term of council and previously held this role in the former term of council.

The process to recruit and appoint a third independent member of the ARIC has also been completed. Following the consideration of applications received including an evaluation and interview process the following applicant was successful and has been appointed for a four-year term commencing June 2025:

- **Mr. David Pendleton** is highly qualified and experienced in senior management roles having most recently held the position of Chief Operating Officer and Chief Financial Officer of the Australian Broadcasting Corporation (ABC) for over 13 years. Mr. Pendleton is a certified practicing accountant (CPA), Graduate of the Australian Institute of Company Directors (GAICD), with qualifications from UTS and Harvard Business School and has held a number of directorships including membership on a number of ARIC's for other councils.

### **Appointment of the Chairperson**

The new Committee has been established for a four-year term commencing June 2025 and council is now required to appoint a chairperson. In accordance with customary practice the committee considered the matter and recommended the appointment of Ms Carole Ferguson as chairperson for the four-year term of the committee. Ms Ferguson served as the chair for the former term of the ARIC and meets the eligibility requirements as outlined in the Guidelines. This recommendation is therefore made having regard to the eligibility criteria and Ms Ferguson's previous performance in the role.

### **Annual Review of the ARIC Charter**

The Guidelines require an annual review of the Committees charter. This review has now been completed. The revised Charter meets the requirements prescribed by the Guidelines and includes updates to the process to appoint the Chair, the term of the Committee and membership details is now referred to Council for your consideration and adoption.

### **Internal Audit Plans**

Councils proposed strategic internal audit plan has been endorsed by the Committee. This is a four-year risk-based plan which will be reviewed annually to ensure it remains relevant. Separately the Committee considered a dedicated fraud and corruption program which will be delivered over two-years with the allocation of dedicated resources. The development of these plans was guided by the Committee's adopted strategic work plan, and accordingly are referred for your consideration and adoption.

Having regard to the OLG Guidelines and the sensitive nature of our Plans these will be provided under separate cover to maintain confidentiality.

*Refer to minutes of the Audit Risk and Improvement Committee meeting held 25 June 2025 for further details.*

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## Committee Reports - 22 July 2025

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

**AUTHOR**                      **City Assets**

### SUMMARY

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- Attached are the minutes of the Canterbury-Bankstown Council Local Traffic Committee meetings held on 8 July 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 July 2025, be adopted.

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

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1. MINUTES | Traffic Committee Meeting | 8 July 2025

## **INTEGRATED PLANNING AND REPORTING ALIGNMENT**

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- 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**

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- 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 - July 2025	137
11.2	Request for Financial and Grant Assistance to Increase Parking Availability Along the New Metro Train Line - Councillor Harry Stavrinou	139
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## Notice of Motions & Questions With Notice - 22 July 2025

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

**AUTHOR**                      **Chief Executive Officer**

### **ISSUE**

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

### **RECOMMENDATION**

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That the information be noted.

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

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



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## Notice of Motions & Questions With Notice - 22 July 2025

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### **ITEM 11.2                      Request for Financial and Grant Assistance to Increase Parking Availability Along the New Metro Train Line**

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

“That Council writes to the NSW Minister for Transport, the Hon. John Graham MLC; the State Member for Canterbury, the Hon. Sophie Cotsis MP; and the Federal Member for Watson, the Hon. Tony Burke MP, requesting that Council be provided with financial and grant assistance to increase parking availability along the new Metro Train Line.”

### **BACKGROUND**

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With the new Metro Line expected to commence operations within the next 12 to 18 months, it is vital to prepare for the increased patronage that will result from its introduction and ensure the Metro's success as a key component of the city's public transport network. Currently, suburbs along the Metro corridor, including Belmore and Wiley Park, lack adequate parking infrastructure. Investment from the State and Federal Governments is necessary to address this issue.

### **FINANCIAL IMPACT**

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There is no financial impact from the motion as written.

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

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There is no financial impact from the motion as written.



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## Notice of Motions & Questions With Notice - 22 July 2025

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### ITEM 11.3                      Truck Parking on Henry Lawson Drive

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

“That Council:

1. Notes the ongoing and increasing issue of heavy vehicles parking along Henry Lawson Drive at Little Salt Pan Creek (between The River Road and the Alfords Point Bridge underpass), where trucks are frequently parked bumper to bumper and at times side by side - turning the roadside into a de facto depot;
2. Notes that this activity presents significant safety risks for motorists and pedestrians, contributes to environmental degradation, and has created a site vulnerable to illegal dumping, with rubbish regularly accumulating behind and around the trucks;
3. Acknowledges that while the NSW Government’s Waste and Sustainable Materials Strategy committed \$356 million over five years to prevent illegal dumping, Councils continue to collectively contribute over \$500 million each year to the NSW Waste Levy - with minimal reinvestment to address local-level impacts;
4. Calls on the Mayor to write to the NSW Minister for Roads, the NSW Minister for the Environment and the NSW Minister for Local Government requesting that:
  - a) A greater share of revenue collected from the Waste Levy be returned to Councils for the direct prevention and clean-up of illegal dumping, particularly in known hot spots along Henry Lawson Drive;
  - b) The NSW Environment Protection Authority (EPA) conduct proactive surveillance and enforcement in the area;
  - c) Transport for NSW review the current permissibility and safety of truck parking along Henry Lawson Drive at this location, and consider appropriate signage, barriers, or alternate solutions to prevent misuse of the site.”

## **BACKGROUND**

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The section of Henry Lawson Drive near Little Salt Pan Creek, between The River Road and the Alford's Point Bridge underpass, has become a consistent hotspot for heavy vehicle parking. What began as occasional truck stops has now escalated to daily and prolonged parking of multiple trucks, often lined up bumper to bumper and in some cases, double-parked, along a narrow roadside shoulder. This activity poses serious safety risks for other road users, obstructs visibility, and has turned the area into an unofficial depot.

Worse still, this stretch of road has become a magnet for illegal dumping, with piles of rubbish often found behind parked vehicles. Local residents have reported growing frustration, and there is concern that the current conditions may lead to long-term environmental damage within this sensitive natural area that borders the Georges River National Park.

While the NSW Waste and Sustainable Materials Strategy outlines long-term goals and \$356 million in funding over five years to reduce illegal dumping, Councils continue to contribute over \$500 million per year through the NSW Waste Levy, with limited local benefit. Without targeted, on-the-ground support, communities are being left to manage the fallout with insufficient resources.

Immediate action is needed - both to stop unsafe and unauthorised truck parking, and to address the rise in illegal dumping along and in our local bushland. The NSW Government must step in with stronger enforcement, clearer signage, and a fairer share of resources returned to Councils on the front line.

## **FINANCIAL IMPACT**

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There is no financial impact of the motion as written.

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

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There is no financial impact of the motion as written.

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## Notice of Motions & Questions With Notice - 22 July 2025

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### **ITEM 11.4                      Lambeth Street and Doris Street, Picnic Point**

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

“That the traffic team consider safety options for the intersection of Lambeth Street and Doris Street, Picnic Point.”

### **BACKGROUND**

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Lambeth Street and Doris Street are joined by a sharp bend in the road. The sharpness of the bend creates a danger for drivers and pedestrians alike. Safety options may include a median divider, a mirror or signage.

### **FINANCIAL IMPACT**

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There is no financial impact of the motion as written.

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

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There is no financial impact of the motion as written.





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## Notice of Motions & Questions With Notice - 22 July 2025

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### **ITEM 11.5                      Return & Earn - Public Access to Yellow Bin in the Road Reserve**

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

“That Council:

1. Acknowledges the importance of the return and earn scheme as a way to recycle plastic, and reduce pollution and plastic waste into landfill.
2. Acknowledges the right to privacy within the boundaries of one’s home.
3. Recognises there is an existing legal grey area as to whether councils own the contents of a bin once it is placed on the street for collection.
4. Assesses the feasibility of creating a policy framework regarding access to bins, with a goal to permit individuals to take return and earn eligible items out of bins once they are placed on public property for collection.”

### **BACKGROUND**

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The ongoing Return and Earn Scheme provides a more streamlined process to reduce plastic waste. The scheme provides that when certain eligible items are brought to a return centre, the person who brings them in gets 10 cent per item. This process is vital for separating certain plastics, streamlining their recycling, and reducing their risk of contamination, thus reducing the chance they end up in landfill, or polluting the wider environment.

However, not every household participates in the return and earn scheme, and many just leave their plastic bottles in their yellow and red bin. As a result of this, many individuals, often low-income pensioners, often go through red and yellow bins with the goal of collecting these bottles, to supplement their income and to support themselves through the ongoing cost of living crisis. In doing so they also provide environmental benefits, by diverting plastic waste to recycling.

However, there is a grey area as to whether this is permissible, and a general lack of clear statements as to under what circumstances this is allowed. It’s important that Council provides a clear framework and pronouncement of policy as to when this is and is not permissible, and how it must be done. Obviously, councils cannot permit people to search bins on private property, as that would constitute trespass, but a clear pronouncement of this in policy may reduce instances where this occurs. Additionally, where people do not return

non-eligible items to a bin, and leave them around the bins, whilst this does classify as littering, a clear pronouncement of regulation, and potentially increased education may help reduce instances of this. But providing streamlined regulations to facilitate this collection can bring about the environmental benefits of diverting plastic waste, whilst minimising the externalities of this collection.

## **FINANCIAL IMPACT**

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There is no financial impact of the recommendations as written.

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

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There is no financial impact of the recommendations as written.

## **12        CONFIDENTIAL SESSION**

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

