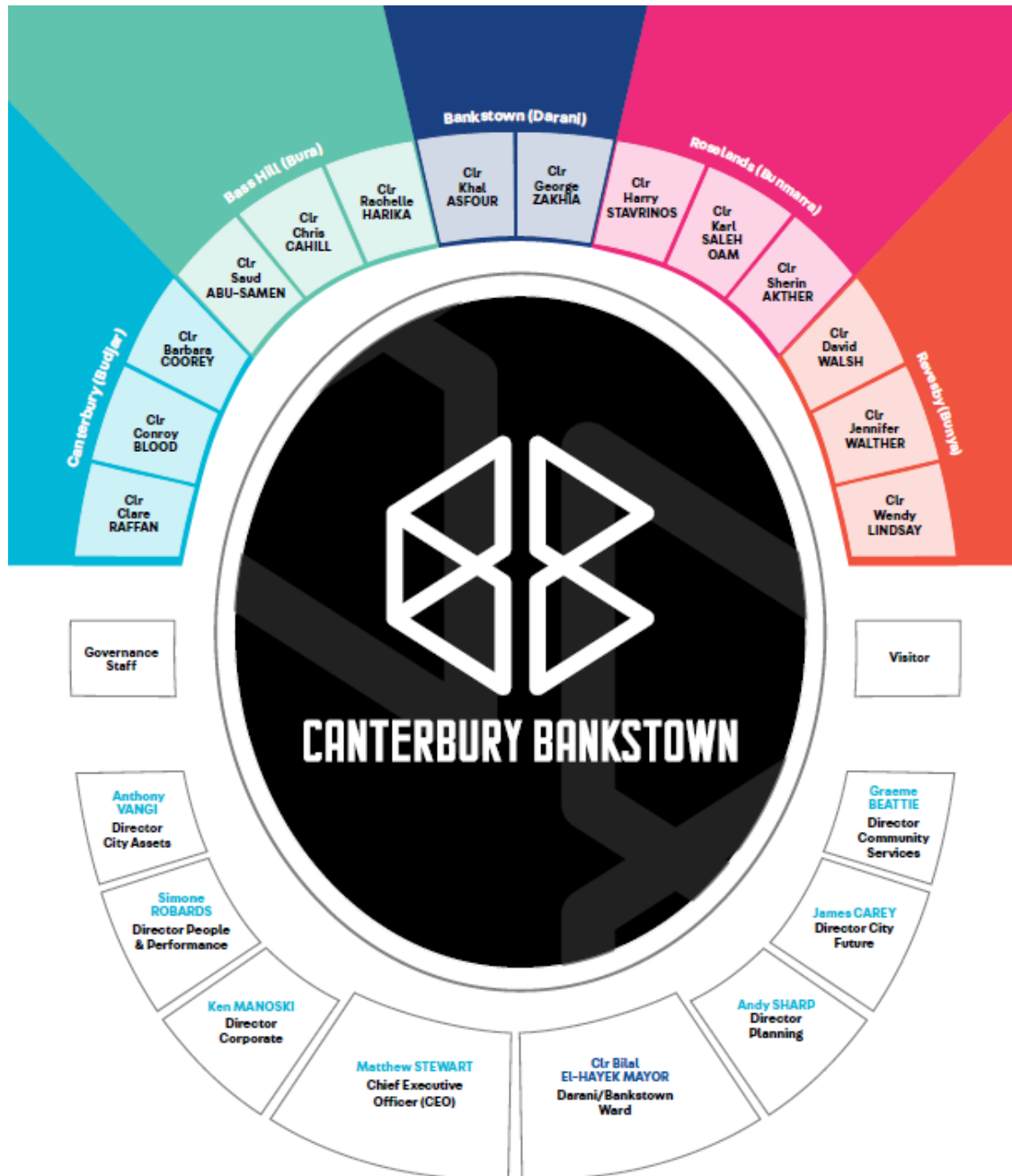




Agenda for the Ordinary Meeting

26 August 2025





Statement of Ethical Obligations

Oath or Affirmation of Office

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

Conflicts of Interest

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

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1 LEAVE OF ABSENCE

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The following minutes are submitted for confirmation -

2.1 Minutes of the Ordinary Meeting of Council of 22 July 2025	11
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CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 22 JULY 2025

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

APOLOGIES Councillors Coorey and Zakhia

HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.14 PM.

ACKNOWLEDGEMENT OF COUNTRY

THE MAYOR ACKNOWLEDGED THE TRADITIONAL CUSTODIANS OF THE LAND, WATER AND SKIES OF WHERE WE ARE MEETING TODAY THE DARUG (DARAG, DHARUG, DARUK AND DHARUK) PEOPLE AND PAID RESPECT TO DARUG CULTURAL HERITAGE, BELIEFS AND RELATIONSHIP WITH THE LAND. THE MAYOR ALSO ACKNOWLEDGED FIRST PEOPLES' CONTINUING IMPORTANCE TO OUR COMMUNITY.

SECTION 1: LEAVE OF ABSENCE

(249) CLR. RAFFAN:/CLR. STAVRINOS

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

- CARRIED

At this stage of the meeting the Mayor advised Council of the passing of Clr Coorey's mother Mrs Tammam Coorey.

Council observed a minutes silence in memory of Mrs Tammam Coorey.

SECTION 2: CONFIRMATION OF MINUTES

(250) CLR. CAHILL:/CLR. WALSH

RESOLVED that the minutes of the Ordinary Council Meeting held on 17 June 2025 be adopted.

- CARRIED

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

In respect to Item 4.2 – Local Community Based Donations, Councillor Walther declared a significant non-pecuniary conflict of interest given that a close family member is part of the East Hills Charity Car Show organising Committee and as such she will vacate the Chamber, taking no part in debate or decision on the matter.

CANTERBURY BANKSTOWN
MINUTES OF THE
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In respect to Item 4.2 – Local Community Based Donations, Councillor Lindsay declared a non-pecuniary non-significant conflict of interest given she is a volunteer at the East Hills Charity Car Show. Councillor Lindsay advised that it will not affect her consideration of the matter and she will remain in the Chamber.

In respect to Item 6.4 – Draft Canterbury Local Centre Development Control Plan Post Exhibition Report, Councillor Walther declared a significant non-pecuniary conflict of interest given her working relationship with persons who are affected by the matter and as such she will vacate the Chamber, taking no part in debate or the decision on the matter.

In respect to Item 6.4 – Draft Canterbury Local Centre Development Control Plan Post Exhibition Report, Councillor Stavrinou declared a non-significant, non-pecuniary conflict of interest given he has an acquaintance who is directly affected by the matter. Councillor Stavrinou advised the acquaintance is not a close relationship and as such it will not affect his consideration of the matter and he will remain in the Chamber.

SECTION 4: MAYORAL MINUTES

ITEM 4.1 BANKSTOWN CITY LIONS FC 50TH
(251) CLR. EL-HAYEK

RESOLVED that the Mayoral Minute be noted.

- CARRIED

ITEM 4.2 LOCAL COMMUNITY BASED DONATIONS

In respect to Item 4.2 – Local Community Based Donations, Councillor Walther declared a significant non-pecuniary conflict of interest given that a close family member is part of the East Hills Charity Car Show organising Committee and as such she vacated the Chamber, taking no part in debate or decision on the matter.

In respect to Item 4.2 – Local Community Based Donations, Councillor Lindsay declared a non-pecuniary non-significant conflict of interest given she is a volunteer at the East Hills Charity Car Show. Councillor Lindsay advised that it will not affect her consideration of the matter and she remained in the Chamber.

CLR WALTHER TEMPORARILY VACATED THE CHAMBER AT 6.22 PM.

CANTERBURY BANKSTOWN
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ORDINARY MEETING OF COUNCIL
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ON 22 JULY 2025

(252)

CLR. EL-HAYEK

RESOLVED that

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.

- CARRIED

CLR WALTHER RETURNED TO THE CHAMBER AT 6.23 PM.

SECTION 5:

ITEMS OF BUSINESS TO BE RESOLVED BY EXCEPTION

(253)

CLR. ASFOUR:/CLR. LINDSAY

1. In accordance with Council's Code of Meeting Practice, Council adopts all the recommendations of Items 6.2, 8.1, 8.2, 8.4, 8.5, 10.1, 10.2, 10.3, 11.1, 11.4 and 11.5.
2. Standing Orders be suspended and the above items be dealt with now.
3. Standing Orders then be resumed.

- CARRIED

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

(254)

CLR. ASFOUR:/CLR. LINDSAY

RESOLVED that the report be noted.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
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ON 22 JULY 2025

ITEM 8.1
(255) **ORGANISATIONAL STRUCTURE**
CLR. ASFOUR:/CLR. LINDSAY

RESOLVED that

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".

- CARRIED

ITEM 8.2
(256) **CODE OF MEETING PRACTICE - AMENDMENT TO 2025 SCHEDULE OF MEETINGS**
CLR. ASFOUR:/CLR. LINDSAY

RESOLVED that

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.

- CARRIED

ITEM 8.4
(257) **NAMING OF A NEW PUBLIC ROAD AT RIVERLANDS GOLF COURSE DEVELOPMENT**
(56 PRESCOT PARADE, MILPERRA)
CLR. ASFOUR:/CLR. LINDSAY

RESOLVED that

1. Council approves the name Crispin Crescent for the remaining new road within the Riverlands Golf 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*.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
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ON 22 JULY 2025

ITEM 8.5 **CASH AND INVESTMENT REPORT AS AT 30 JUNE 2025**
(258) **CLR. ASFOUR:/CLR. LINDSAY**

RESOLVED that

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.

- CARRIED

ITEM 10.1 **MINUTES OF THE ENVIRONMENT ADVISORY COMMITTEE MEETING HELD ON 18**
(259) **JUNE 2025**
CLR. ASFOUR:/CLR. LINDSAY

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

- CARRIED

ITEM 10.2 **MINUTES OF THE AUDIT RISK AND IMPROVEMENT COMMITTEE MEETING HELD**
(260) **25 JUNE 2025**
CLR. ASFOUR:/CLR. LINDSAY

RESOLVED that

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.

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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.

- CARRIED

ITEM 10.3
(261)

MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 8 JULY 2025

CLR. ASFOUR:/CLR. LINDSAY

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

- CARRIED

ITEM 11.1
(262)

STATUS OF PREVIOUS NOTICES OF MOTION - JULY 2025

CLR. ASFOUR:/CLR. LINDSAY

RESOLVED that the information be noted.

- CARRIED

ITEM 11.4
(263)

LAMBETH STREET AND DORIS STREET, PICNIC POINT

CLR. ASFOUR:/CLR. LINDSAY

RESOLVED that the traffic team consider safety options for the intersection of Lambeth Street and Doris Street, Picnic Point.

- CARRIED

CANTERBURY BANKSTOWN
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ORDINARY MEETING OF COUNCIL
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ITEM 11.5 **RETURN & EARN - PUBLIC ACCESS TO YELLOW BIN IN THE ROAD RESERVE**
(264) **CLR. ASFOUR:/CLR. LINDSAY**

RESOLVED 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.

- CARRIED

SECTION 6: PLANNING MATTERS

ITEM 6.1 **ADMINISTRATIVE AMENDMENTS TO THE CANTERBURY-BANKSTOWN LOCAL**
(265) **ENVIRONMENTAL PLAN - PLANNING PROPOSAL POST EXHIBITION (PP-2024-847)**
CLR. WALSH:/CLR. ASFOUR

RESOLVED that

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.

- CARRIED

For:- Ctrs Asfour, Cahill, El-Hayek, Harika, Saleh OAM, Raffan, Blood, Stavrinou, Akther, Walther, Lindsay, Abu-Samen and Walsh

Against:- Nil

CANTERBURY BANKSTOWN
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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**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 254 ON PAGE THREE OF THESE MINUTES.

ITEM 6.3 **EXHIBITION OF DRAFT HOUSEKEEPING AMENDMENTS TO THE CANTERBURY-BANKSTOWN DCP 2023, COMMUNITY PARTICIPATION PLAN AND CONTRIBUTIONS PLAN**

(266) **CLR. ABU-SAMEN:/CLR. CAHILL**

RESOLVED 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.

- CARRIED

For:- Clrs Asfour, Cahill, El-Hayek, Harika, Saleh OAM, Raffan, Blood, Stavrinis, Akther, Walther, Lindsay, Abu-Samen and Walsh

Against:- Nil

ITEM 6.4 **DRAFT CANTERBURY LOCAL CENTRE DEVELOPMENT CONTROL PLAN POST EXHIBITION REPORT**

In respect to Item 6.4 – Draft Canterbury Local Centre Development Control Plan Post Exhibition Report, Councillor Walther declared a significant non-pecuniary conflict of interest given her working relationship with persons who are affected by

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ON 22 JULY 2025

the matter and as such she vacated the Chamber, taking no part in debate or the decision on the matter.

In respect to Item 6.4 – Draft Canterbury Local Centre Development Control Plan Post Exhibition Report, Councillor Stavrinou declared a non-significant, non-pecuniary conflict of interest given he has an acquaintance who is affected by the matter. Cllr Stavrinou advised the acquaintance is not a close relationship and as such it will not affect his consideration of the matter and he remained in the Chamber.

CLR WALTHER TEMPORARILY VACATED THE CHAMBER AT 6.26 PM.

(267)

CLR. WALSH:/CLR. CAHILL

RESOLVED that

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.

- CARRIED

For:-

Clrs Asfour, Cahill, El-Hayek, Harika, Saleh OAM, Raffan, Blood, Stavrinou, Akther, Abu-Samen and Walsh

Against:-

Cllr Lindsay

CLR WALTHER RETURNED TO THE CHAMBER AT 6.34 PM.

ITEM 6.5

HOUSING DELIVERY AUTHORITY AND STATE LED DEVELOPMENT ASSESSMENT

(268)

CLR. BLOOD:/CLR. RAFFAN

RESOLVED that

1. Council notes the current list of 'declared' projects by the Housing Delivery Authority.
2. Council writes 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.

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3. In the correspondence to the Minister, Council also notes its objection to the proposed reduction in public exhibition time for State significant developments from 28 to 14 days as it limits community participation and conflicts with section 2.23(2) of the Act .
4. Council report quarterly on HDA declared projects and associated State Significant Development Applications.

- CARRIED

SECTION 7: POLICY MATTERS

Nil

SECTION 8: GOVERNANCE AND ADMINISTRATION MATTERS

ITEM 8.1 ORGANISATIONAL STRUCTURE

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 255 ON PAGE FOUR OF THESE MINUTES.

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

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 256 ON PAGE FOUR OF THESE MINUTES.

ITEM 8.3 OFFICE OF LOCAL GOVERNMENT GUIDELINE - FREE SPEECH IN LOCAL GOVERNMENT

(269) CLR. WALSH:/CLR. ASFOUR

RESOLVED that this matter be deferred for a Councillor Briefing.

- CARRIED

CANTERBURY BANKSTOWN
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ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 22 JULY 2025

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

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 257 ON PAGE FOUR OF THESE MINUTES.

ITEM 8.5 **CASH AND INVESTMENT REPORT AS AT 30 JUNE 2025**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 258 ON PAGE FIVE OF THESE MINUTES.

ITEM 8.6 **TRANSITIONAL FUNDING ARRANGEMENTS FOR THE 2025 LEBANESE FILM FESTIVAL AND PADSTOW CAROLS IN THE PARK**

(270) **CLR. ASFOUR:/CLR. SALEH OAM**

RESOLVED 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.

- CARRIED

SECTION 9: SERVICE AND OPERATIONAL MATTERS

Nil

SECTION 10: COMMITTEE REPORTS

ITEM 10.1 **MINUTES OF THE ENVIRONMENT ADVISORY COMMITTEE MEETING HELD ON 18 JUNE 2025**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 259 ON PAGE FIVE OF THESE MINUTES.

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ORDINARY MEETING OF COUNCIL
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ON 22 JULY 2025

ITEM 10.2 **MINUTES OF THE AUDIT RISK AND IMPROVEMENT COMMITTEE MEETING HELD 25 JUNE 2025**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 260 ON PAGE FIVE OF THESE MINUTES.

ITEM 10.3 **MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 8 JULY 2025**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 261 ON PAGE SIX OF THESE MINUTES.

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

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

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 262 ON PAGE SIX OF THESE MINUTES.

ITEM 11.2 **REQUEST FOR FINANCIAL AND GRANT ASSISTANCE TO INCREASE PARKING AVAILABILITY ALONG THE NEW METRO TRAIN LINE**

(271) **CLR. STAVRINOS:/CLR. AKTHER**

RESOLVED that Council writes to the NSW Minister for Transport Honourable John Graham MLC requesting greater investment and grants to increase and improve public and active transport connection to metro stations and if necessary increasing parking availability along the metro line.

- CARRIED

ITEM 11.3 **TRUCK PARKING ON HENRY LAWSON DRIVE**

(272) **CLR. WALTHER:/CLR. LINDSAY**

RESOLVED that Council:

CANTERBURY BANKSTOWN
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ORDINARY MEETING OF COUNCIL
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ON 22 JULY 2025

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 Alford's 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.

- CARRIED

ITEM 11.4

LAMBETH STREET AND DORIS STREET, PICNIC POINT

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 263 ON PAGE SIX OF THESE MINUTES.

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ITEM 11.5

RETURN & EARN - PUBLIC ACCESS TO YELLOW BIN IN THE ROAD RESERVE

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 264 ON PAGE SEVEN OF THESE MINUTES.

SECTION 12:

CONFIDENTIAL SESSION

Nil

THE MEETING CLOSED AT 6.43 PM.

Minutes confirmed 26 AUGUST 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	CBCity Laureate	29
4.2	Father Chris O'Reilly	31
4.3	Angelman Syndrome	33
4.4	Nightlife Hubs	35
4.5	West Terrace Carpark	37
4.6	Supporting the Bulldogs and Blue and White Day	39

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ITEM 4.1

CBCity Laureate

Councillors,

“To do, or not to do, that is the question” . . . not quite the Shakespearean line but a segue into my next Mayoral Minute.

There is little doubt our city is unique and offers a rich tapestry of cultures, nationalities and interwoven experiences. . . A city of untold stories that need to be both preserved and shared.

But it is not just the human stories, it is also the many events we host like Bankstown Bites and Lakemba Nights During Ramadan which can connect and bring the community together.

Stories and experiences shared with the community through the eyes of a Laureate in either literature or Poetry. That’s right a first for Canterbury Bankstown.

It is true the Federal Government announced under their new National Cultural Policy they will be appointing a Poet Laureate for the country, however, that person will not be telling our stories.

Councillors, we have matured as a city, and the answer to the question of do we, or don’t we, is now quite clear. Tonight, I call on Council’s Arts and Cultural Advisory Committee to work with organisations like Bankstown Poetry Slam to come up with a shortlist of people to serve as Laureate that can spread the word through either song, poetry or literature throughout the community.

And, if I can leave you with an inspiring quote by renowned Lebanese author, Khalil Gibran that symbolises what we stand for: “work is love made visible”

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 26 August 2025

ITEM 4.2 Father Chris O'Reilly

Councillors,

Tonight, I would like to pay tribute to Father Chris Riley, a very humble man, who devoted his entire life caring for others.

He was known to many as the “Saint of Sydney” and his untimely death at the age of 70 leaves behind a lifelong legacy to the many thousands of young people whose lives he changed.

Father Riley’s vocation was obvious from a very young age, wanting to help and teach others, he joined the priesthood when he left school. A shy country boy who would run and hide from visitors in the chicken coop on the family farm.

When he started working in Kings Cross, it was a seedy, sordid suburb that was renowned for its nightlife, drug activity and the place where vulnerable children sought refuge.

In 1981, beginning with a single food van, he began to deliver meals to young homeless people, forming a close bond with them which eventually led to running a local basketball competition.

Not long after he formed the charitable organisation, Youth off the Streets, which today provides around 1600 homeless youth with housing and around 1200 First nations Australians with support each year.

His compassion and love were unparalleled and his message to all those who would listen was simple: no child is born bad, and never give up on anyone.

One story which haunted Father Riley was that of a young boy who had accidentally overdosed and went to Strathfield Police Station seeking help. He tragically died on the front steps as the police station was unattended.

He later discovered the teenager had written his life story on his computer, detailing the rejection of his mother and father, their alcohol and drugs abuse and his darkest days.

Councillors, Father Riley brought hope to thousands of young people, including some in our city, and he will always be remembered for the lives he transformed. Before calling on friend and Ambassador for Youth Off The Streets, Mr Tony Stewart, to accept a posthumous Mayoral Certificate of Recognition, I invite you all to now stand to observe a minute silence in his memory and hope the legacy he left behind continues.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 26 August 2025

ITEM 4.3 Angelman Syndrome

Councillors,

Sixty years ago, Dr Harry Angelman, an English Paediatrician , made a significant discovery that would open the eyes of colleagues across the world. The eminent doctor noticed similar symptoms in three of his young patients which led him to carry out further tests.

The symptoms included intellectual disability, severe development delay, lack of speech, awkward and jerky movements and frequent and inappropriate laughter.

In a paper he wrote at the time, he referred to them as the “Puppet Children” , a condition we now know as Angelman Syndrome.

Angelman Syndrome is a rare neuro-genetic disorder and occurs in one in 15,000 births and is sometimes misdiagnosed as it shares similar characteristics with other disorders like Autism and cerebral palsy.

For parents whose child has been diagnosed with Angelman Syndrome it can be very daunting as it is a condition that is not widely known . However, there are support groups and organisations that can assist families meet the challenges.

In fact, the work that is being done in the area of early intervention and advising on possible therapies has given hope to many parents . . . parents who were told their child would never walk or communicate.

According to the Angelman Syndrome Foundation , there are no limits to what is possible, and they share stories of individuals walking, swimming, climbing and showing independence.

Councillors, for parents raising a child with Angelman Syndrome it comes with sacrifice and commitment and is borne out of a deep love.

Tonight, I propose we support these families by purchasing a table of 10, at a cost of \$2500, to Fast Australia’s Gala Dinner in October, with all funds raised going towards the Foundation for Angelman Syndrome Therapeutics, as they continue vital research and other important programs.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 26 August 2025

ITEM 4.4 Nightlife Hubs

Councillors,

I wanted to talk about how important our city's night life really is.... it's not just pubs and clubs, but all the energy that comes alive after 6pm. This is important for jobs, bringing people together, making the city feel safer, and adding some real spark to our local culture.

Council already has a Night time Economy Action Plan that lays out some great ideas to boost what happens after dark. It lines up with our bigger goals to make this a more prosperous city, and it also helps out with things like more outdoor dining and cultural events.

There's also been some work recently done on creating late-night entertainment areas in Bankstown and Campsie as part of the creation of Special Entertainment Precincts. These kinds of zones will further support businesses to trade longer, encourage entertainment and make our city more attractive for investment.

We've also seen some great interest through things like the Night Food Market trial with a soon to be announced night market to be held in Paul Keating Park.

While Council can drive many initiatives such as these I have mentioned, we can't do it alone. It requires businesses themselves to come and work together and promote not just their own business, but the streets and suburbs they operate from.

To explore how this could occur, I am proposing that Council identify possible streets in the city which have businesses interested in working together to set up new night precincts. This will involve discussions with local business operators to see who's interested and what support they might need to form their own precinct group. The idea is to let these night-time areas grow naturally, shaped by the businesses themselves.

Let's see what we can do to help businesses create the future night life mecca of Canterbury-Bankstown.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 26 August 2025

ITEM 4.5 West Terrace Carpark

Councillors,

One of the most asked questions I get from businesses around Bankstown, and indeed fellow Councillors is: “What is happening to the carpark at West Terrace”?

As you will recall, the NSW Planning Department revealed earlier this year that the carpark, which accommodates around 253 spots, would be bulldozed and replaced with a new park for the community to enjoy.

This announcement was made with no consultation with Council, surrounding business owners or the local community.

Since then, there have been numerous social media posts, media reports, meetings with transport and planning department officials and engagement with angry business owners.

I also met with the Minister to raise my strongest objections at losing the car spaces and he gave assurances his Department would be looking at all options and be in touch.

Council staff have held several meetings with Planning Department officials who have presented them with their designs and plans which reduces the number of car spaces, and included an independent study which was commissioned to assess the impact on the local community and surrounding businesses.

Councillors, as this project is of vital importance to not only businesses in the Bankstown CBD but also the wider community, it is imperative we are fully briefed about what is being proposed and any cost or social implications that come with it.

We have invited staff from the Planning Department to give you a confidential briefing a little later at which time you can raise any issues or concerns.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 26 August 2025

ITEM 4.6 Supporting the Bulldogs and Blue and White Day

Councillors,

There is an old English proverb: “let sleeping dogs lie” . . . However, in the case of the Canterbury-Bankstown Bulldogs, there’s no chance of that happening.

The mighty dogs are on their way to the finals and there’ll be no lying down until they come home with Rugby League’s prized Provan-Summons premiership trophy.

As part of the build-up, the Bulldogs’ football club will be launching the inaugural “Blue and White Day”, a bold initiative supported by the Canterbury Bankstown Chamber of Commerce and our Council.

The initiative is intended to unite the community and will urge residents and businesses to dress up their homes and workplaces with blue and white streamers, posters and other creative ideas.

In the past we have seen a few houses, the local butcher, or cake shop get involved. . . .now we want everyone to show their support with a special request going out to local school principals and businesses.

My understanding is there will also be events involving the players and a competition with some special prizes awarded to the most creative displays.

Councillors, the Canterbury Bankstown Bulldogs undoubtedly have a huge fan base in our city with over 1.1 million social media followers and a football club membership of around 32,000 people. Their supporter base is the fastest growing year on year of any team in the competition.

It should not be lost on any of us what the social and economic benefits Blue and White Day will mean for our City and the broader community.

I congratulate the CEO Aaron Warburton and the Bulldogs for driving this initiative.

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	Heritage Grant Fund	45
6.2	Administrative Amendments to the Canterbury-Bankstown Local Environmental Plan - Planning Proposal Post Exhibition (PP-2024-536)	49
6.3	Riverwood Estate Development Control Plan (Stage 1) - Post Exhibition	61
6.4	Planning Proposal – Special Entertainment Precincts	67

Planning Matters - 26 August 2025

ITEM 6.1 Heritage Grant Fund

AUTHOR **Planning**

SUMMARY

- Council is committed to promoting a greater awareness and appreciation of heritage within Canterbury-Bankstown.
- Council aims to work together with the community to protect heritage buildings and understands that these buildings may need extra care to keep their historical value.
- To help owners with the cost of looking after heritage buildings, Council runs a yearly grant program, known as the Heritage Grant Fund. It offers up to \$5,000 per property to support repairs and preservation of heritage buildings in Canterbury-Bankstown.
- In March 2025, Council invited owners of heritage listed properties (around 240) to apply for the 2025–26 funding round. Council received eleven applications.
- Council’s Heritage Advisor and staff reviewed the applications using the criteria set out in Council’s Heritage Incentives Policy. The criteria require Council to be satisfied that the funding will be used to positively contribute to the significance of heritage buildings.
- This report recommends that Council provide grant funding to eight applications, which meet the criteria as outlined in this report.

RECOMMENDATION That -

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

ATTACHMENTS [Click here for attachments](#)

1. Recommended Heritage Grants
2. Heritage Incentives Policy

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- The recommendations are consistent with the following Council policies:
 - Community Strategic Plan ‘CB2036’ – Liveable and Distinctive Destination (page 47), which seeks to maintain and enhance the character of heritage buildings.
 - Local Strategic Planning Statement ‘Connective City 2036’ – Action E6.6.126, which seeks to protect the environmental and built heritage by continuing to operate Council’s Heritage Grant Fund and heritage advisory service.
 - Operational Plan 2025/26 (page 126), which supports the Heritage Grant Fund to encourage home and business owners to preserve the heritage and identity of the local area when updating their premises.
 - Heritage Incentives Policy (Attachment 2), which includes the Heritage Grant Fund to support the upkeep and preservation of heritage listed properties in Canterbury-Bankstown.
- The recommendations will have a positive community impact through the upkeep and preservation of heritage listed properties, which may not otherwise occur if funding assistance was not provided.

STRATEGIC IMPACT

- Should Council endorse the recommendations, the total cost to Council would be \$39,994, consistent with the budget allocated for this initiative.

DETAILED INFORMATION

Purpose

- This report seeks Council's endorsement to provide grant funding to eight applications, which meet the eligibility criteria under the yearly grant program (Attachment 1).

Background

- Council adopted the Heritage Incentives Policy (Attachment 2) in September 2018.
- The Policy includes a yearly grant program, known as the Heritage Grant Fund. It offers up to \$5,000 per property to help with the upkeep and preservation of heritage listed properties in Canterbury-Bankstown.
- Projects that are eligible for funding include:
 - repainting heritage buildings in an approved heritage colour scheme,
 - repairing walls, verandahs, windows or roofs that are an integral part of heritage buildings,
 - repairing other elements that are characteristic of heritage buildings.
- However, everyday maintenance remains the responsibility of owners. Projects that are ineligible for funding include:
 - new additions or repairs that do not have heritage significance,
 - works associated with new internal fittings such as kitchens and bathrooms.
- Council has run seven rounds of grant funding since 2018. The 2025–26 financial year will be the eighth round.

Discussion

- In March 2025, Council invited owners of heritage listed properties (around 240) to apply for the 2025–26 funding round.
- Council received eleven applications.
- The Heritage Incentives Policy (page 6) requires a Heritage Reference Group or alternative group to review the applications based on the following eligibility criteria:
 - applicants have the necessary finance to undertake the approved works,
 - applicants have taken responsibility for routine maintenance of their properties,
 - applicants have read and understood the terms and conditions,
 - applicants have lodged a valid application form with the necessary background information for Council to process the application,
 - Council is satisfied that the proposal will positively contribute to the significance of heritage buildings or places.

- Following Council's decision in December 2024 not to establish a Heritage Reference Group for the current term of Council, Council formed an alternative group to review the applications, consisting of Council's Manager City Strategy and Design, Heritage Advisor and two staff who oversee heritage and planning.
- Council staff previously contacted Heritage NSW to assist in reviewing the applications, however, Heritage NSW declined to participate due to the perceived conflict of interest with State listed heritage properties.
- Council's Heritage Advisor and alternate group reviewed the applications and recommend that Council provide grant funding to eight applications, which meet the eligibility criteria as summarised in Attachment 1.

Next Steps

- Council staff will notify owners who submitted applications of the outcomes.
- For the successful applications, once owners have submitted a signed funding agreement, Council will provide funding at the satisfactory completion of works in accordance with the Heritage Incentives Policy.
- For the unsuccessful applications, Council's Heritage Advisor and staff will provide feedback to the owners.

ITEM 6.2 **Administrative Amendments to the Canterbury-Bankstown
Local Environmental Plan - Planning Proposal Post
Exhibition (PP-2024-536)**

AUTHOR **Planning**

SUMMARY

- This report advises Council on the outcomes of public exhibition for Planning Proposal PP-2024-536, which seeks to:
 - a. Progress administrative amendments to the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023);
 - b. Finalise the reclassification of land at 75A, 75B and 75C Marco Avenue, Revesby from 'Community' to 'Operational'; and
 - c. Adopt related amendments to the Canterbury Bankstown Development Control Plan (CBDCP).
- The amendments were previously deferred by the Department of Planning, Housing and Infrastructure (the Department) during the consolidation of the former Canterbury and Bankstown LEPs. Their inclusion now ensures consistency and clarity in the CBLEP 2023.
- The reclassification enables Council to consider a wider range of future uses for the Marco Avenue site, including potential opportunities to both reinvest in local infrastructure and realise community outcomes that are not achievable under the current classification and zoning.
- The planning proposal and draft DCP were publicly exhibited from 16 April to 4 June 2025, with 22 public submissions received and a public hearing held on 23 July 2025 in accordance with the Local Government Act 1993.
- Minor post-exhibition amendments are proposed to improve clarity of specific LEP clauses and to respond to State agency advice. No significant changes are proposed to the core planning proposal or reclassification.

RECOMMENDATION That -

1. Council submits the planning proposal PP-2024-536 to the Department of Planning, Housing and Infrastructure for finalisation as set out in this report.
2. Council endorse the reclassification of 75A, 75B and 75C Marco Avenue, Revesby from 'Community' to 'Operational' land.

3. Council adopt the proposed CBDCEP amendments as outlined in Attachment 2, to apply to development applications lodged on or after gazettal of the LEP and publication of the DCP on Council's website.
4. Authority be delegated to the Chief Executive Officer to make minor and administrative changes during the Department's finalisation process.

ATTACHMENTS

[Click here for attachments](#)

1. Council's Response to Submissions - Summary Table
2. Post Exhibition Draft Development Control Plan - 75A, 75B & 75C Marco Avenue, Revesby
3. Public Hearing Report - 75A, 75B & 75C Marco Avenue, Revesby

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- This proposal aligns with Connective City 2036 and the Operational Plan (Section 17, p.126), ensuring that Council's planning framework remains current, clear and consistent.
- While the amendments are administrative in nature, they reflect strategic work previously endorsed by Council and align with Council's adopted planning policies.
- The reclassification of the Marco Avenue sites supports Council's broader asset strategy consistent with prior Council decisions.

STRATEGIC IMPACT

The planning proposal delivers the following benefits:

- Clarifies planning controls in CBLEP 2023 following consolidation;
- Supports long-term strategic intentions for the Revesby Local Centre;
- Enables more flexible consideration of future uses of the Marco Avenue site;
- Allows for options as outlined in the Council's adopted Community Infrastructure Strategic Plan 2050;
- Responds to State agency advice and community feedback; and
- Maintains alignment with Connective City 2036.

DETAILED INFORMATION

Background

The CBLEP 2023 was gazetted in June 2023. Certain amendments were deferred by the Department to expedite gazettal. These included:

- Minor corrections and updates from the former Bankstown LEP;
- Strategic planning provisions previously exhibited; and
- Site-specific proposals requiring additional information.

To address these, Council submitted two separate planning proposals:

- **PP-2024-536:** Covers administrative amendments and the Marco Avenue site.
 - **PP-2024-847:** Covers unrelated rezonings in Bass Hill, Revesby and Bankstown initiated by separate proponents.
-
- Planning Proposal **PP-2024-536** received Gateway Determination on 27 May 2024, authorising public exhibition.

Planning Proposal Overview

Key LEP amendments in **PP-2024-536** include:

- Updates to land use tables and definitions;
- Inclusion of a minimum lot width for educational establishments;
- Clarifications to the design excellence clause;
- Rezoning of 75A–75C Marco Avenue, Revesby (Lots 1, 2, in 3 DP 214260) from RE1 to R4 and reclassification of that land from ‘Community’ to ‘Operational’.

These changes provide consistency in development standards and enable future options to be considered for the Marco Avenue site.

Planning proposal **PP-2024-536** includes the following amendments (**red text** = exhibited changes, **blue text** = post-exhibition changes):

Item	Proposed LEP amendments
[1] Land Use Table – Zone RE2 Private Recreation <i>Replace ‘early education and care facilities’ with ‘centre-based care facilities’ as permitted with consent in the RE2 zone.</i>	Permitted with consent Aquaculture; Building identification signs; Business identification signs; Car parks; Centre-based care facilities ; Community facilities; Early education and care facilities ; Environmental facilities; Environmental protection works; Flood mitigation works; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads

Item	Proposed LEP amendments								
<u>[2] Clause 4.1B(2) – Minimum lot size and special provisions for certain dwellings</u> <i>Transfer the existing minimum 40m lot width requirement for schools in the R2 zone from the Bankstown LEP 2015 (clause 4.1B(2)).</i>	Amend the clause wording to add the words ‘and development types’ to reflect other non-dwelling development covered in Clause 4.1B(2). The amended wording is: Clause 4.1B(2) – Minimum lot size and special provisions for certain dwellings and development types Make the following amendments to clause 4.1B(2): <table><tr><td>Column 1</td><td>Column 2</td><td>Column 3</td><td>Column 4</td></tr><tr><td>Zone R2 in Area 1</td><td>Schools</td><td></td><td>40m</td></tr></table>	Column 1	Column 2	Column 3	Column 4	Zone R2 in Area 1	Schools		40m
Column 1	Column 2	Column 3	Column 4						
Zone R2 in Area 1	Schools		40m						
<u>[3] Clause 6.15(2D) – Design excellence</u> <i>Apply the clause to alterations and additions to an existing building used for an educational establishment.</i>	Add a new subclause (2A) as follows: (2A) Despite Clause (2)(d), this clause also applies to development involving additions to an existing educational establishment building that results in an additional gross floor area of at least 2,000m².								
<u>[4] Dictionary</u> <i>Transfer the existing ‘front building line’ definition from the Bankstown LEP 2015.</i>	front building line means— (a) for a lot that has only one road frontage—the line the consent authority is satisfied is the minimum setback a building should be from the road alignment, or (b) for a lot that has more than one road frontage—the shortest of the lines (excluding an access handle or right of way for access) that can be calculated under paragraph (a).								
<u>[5] Land Zoning Map, Floor Space Ratio Map, Height of Buildings Map, Lot Size Map and Special Provisions Map</u> <i>(a) Rezone 75A, 75B and 75C Marco Avenue, Revesby from a RE1 zone to a R4 zone (maximum 1.75:1 FSR/ maximum 25m building height/ minimum 450m2 subdivision lot size/ Area 4 on the Special Provisions Map).</i> <i>(b) Reclassify 75A, 75B and 75C Marco Avenue, Revesby from community land to operational land to support the proposed rezoning.</i>	The following draft LEP mapping changes include: - Amended Zoning map - Rezone 75A, 75B and 75C Marco Avenue, Revesby from a RE1 Public Recreation Zone to R4 High Density Residential Zone - Amended Floor Space Ratio map: Apply a maximum 1.75:1 FSR (no FSR applies to the site currently) - Amended Height of Building map: Apply a maximum 25m building height (no maximum building height applies to the site currently) - Amended Lot Size Map: Apply a minimum 450m2 subdivision lot size - Amended Special Provisions Map: Include the site as Area 4 to require minimum site area of 1,700m2 and minimum site frontage of 40m for residential flat building development per clause								

Item	Proposed LEP amendments
	4.1B of the CB LEP 2023 (not within 'Area 4' currently). Amended Activity Hazard Area Map: Include the site as 'Area 1' and 'Area 2' (not currently included on this map). (b) Reclassify 75A, 75B and 75C Marco Avenue, Revesby from community land to operational land to support the proposed rezoning.

Community Consultation

The planning proposal and draft DCP were exhibited from 16 April to 4 June 2025. Community engagement included:

- 7,483 notification letters;
- Publication on Council's Have Your Say page (516 views);
- Availability of materials at Council service centres.

22 submissions were received:

- 5 in support (23%)
- 0 objections to the overall planning proposal
- 17 submissions raised concerns or suggested clarifications
- 12 submissions (55%) specifically opposed the proposed changes to the Marco Avenue site, with the following breakdown of key themes raised:
 - Retention of green space (43%)
 - Impacts arising from potential future redevelopment (22%)
 - Density should be more strategically located (17%)
 - Loss of community facilities (17%).

A response to these key themes is provided below.

Retention of green/open space

- While the site is zoned RE1 Public Recreation, the site has never been used for public recreation or open space uses. There will not be a reduction in existing usable open space in Revesby.
- The site is an isolated parcel of land that is constrained by a railway line and Marco Avenue and not suitable for recreation uses particularly given its location opposite Amour Park to the north. There have been traffic incidents in the past related to pedestrian accidents from crossing this part of Marco Avenue.
- As part of the detailed work undertaken by Council in the South East Local Area Plan (2016, p103-104) the site was confirmed as being surplus to open space requirements when assessed against the following relevant criteria:
 - There is a high provision of local and neighbourhood open space.
 - The open space is identified as having limited recreational, social or environmental value.
 - Residents have access to another quality open space within 400 metres.

- Amour Park to the north of the site is a large existing public recreation space over 5.9 hectares including the Max Parker Aquatic Centre and playing fields. In the coming years, [Council is proposing to significantly invest](#) (in the order of \$55.4 million) in the Centre to build a new sporting, recreation and community precinct.

Impacts arising from potential future redevelopment

- Any future redevelopment of the site, such as a residential flat building, will require a Development Application to be submitted and notified to the surrounding properties for comment. Further decisions of Council will need to be made.
- The built form of future development on the site will not adversely impact properties to the east or the south on the other side of the railway line in terms of visual bulk, overshadowing or privacy.
- Any future redevelopment of the site, such as a residential flat building, will require a Development Application to be submitted and notified to the surrounding properties for comment.
- The impacts of a future development will be assessed and comments received from the community will be considered before a decision is made. The draft site specific Development Control Plan prepared by Council will be required to be addressed by future residential flat building development on the site and includes requirements for setbacks, tree retention, vehicle access and external building design and materials.

Density should be more strategically located

- The rezoning of the Marco Avenue site to R4 High Density Residential is an extension of the same zoning, height of building and Floor Space Ratio (FSR) controls as the R4 land on the southern side of Marco Avenue, and is consistent with long-standing strategic directions for Revesby and the City, for well-located housing, and focusing growth in centres.
- Applying the same R4 zoning, height and FSR and building controls as what already exists on Marco Avenue will result in future development on the site having a similar density and future character.
- The site is within the 'Residential frame' area identified by Council in the South East Local Area Plan (2016, p49) as it 'will accommodate a mix of living choices that respond to local needs, and will ensure new homes are within a short walking distance of a wide range of local services'. The site is located less than 600m walking distance from Revesby railway station.

Loss of community facilities

- Scouts Australia is the current tenant of the former Scouts Hall building on the Council owned Marco Avenue site. Scouts sublease the building to other users, including The Ann-Maree School of Dancing, which is not a service provided or operated by Council.
- The existing Scouts Hall building on the site is aging and reaching the end of its asset lifespan. The rezoning and reclassification provides an opportunity for Council to allow flexibility for future uses on the site as community facilities will be permissible on the site

under the R4 zoning. This approach is consistent with Council's long-standing strategic direction for the site as adopted in the Community Infrastructure Strategic Plan.

- The current tenant of the existing building on the site, Scouts Australia, were notified of the proposed rezoning and reclassification. No submission was received from Scouts Australia in relation to this proposal.

Minor amendments are proposed in response to feedback, including:

- Clarifying that the design excellence clause only applies to large additions ($\geq 2,000\text{m}^2$) to educational establishments;
- Improving wording around minimum lot size provisions for non-dwelling developments.

State Agency Consultation

Submissions were received from:

- Transport for NSW
- NSW Department of Climate Change, Energy, the Environment and Water
- NSW Rural Fire Service
- NSW State Emergency Service

Minor updates to the draft site-specific DCP were made in response to these submissions, particularly to clarify pedestrian access and urban design provisions.

Public hearing for reclassification of land at 75A, 75B and 75C Marco Avenue, Revesby from 'community' to 'operational' – Key Issues

- Notifications of public hearing: 1,591 letters sent to surrounding landowners in a 500m radius of the site, information on Council's Have Your Say page, and posters erected in Revesby including the former Scouts Hall building on the site.
- Notification of the public hearing was provided for 21 days, from 2-23 July 2025.
- The purpose of the public hearing held on 23 July 2025 was to allow the community to provide their opinion regarding the proposed reclassification of the site from 'community' to 'operational' land.
- The key issues raised in the public hearing and Council's response is provided in the table below. It is noted that several matters raised at the public hearing would be dealt with at the development application stage of any future redevelopment of the site. This would be subject to Council and the Department's approval of the rezoning and reclassification.
- In accordance with Council's Community Participation Plan, the surrounding properties will be notified of any future development application that proposes redevelopment of the site for residential flat buildings. It is important to note that Council's public decision making regarding this site commenced in 2009 and that this is not the only public exhibition of this matter, with the exhibition of the South East Local Area Plan (2016), exhibition of the [draft consolidated Canterbury Bankstown LEP](#) (2020) and exhibition of this current planning proposal PP-2024-536 (2025) providing the public with opportunities to make a submission to Council on the proposed rezoning.

- It is important to note that reclassification of the site will not result in any change to current activities undertaken on the site. The reclassification of the site simply enables Council to consider the site's future more flexibly, including consideration of utilising the site for a range of uses in the future – some of which may include commercial outcomes that provide Council with income to invest in the broader precinct, including in Amour Park, the Revesby Aquatic Centre and other local facilities and the potential for a new modern community facility at this site, subject to a future Development Application process.

Issue raised at public hearing	Council response
Loss of open space, existing trees and green cover	- It is noted that this site is currently not used as an active area of open space and has never been used for open space. It is largely fenced off, as the site was previously used as a State Disability Institution, with buildings now demolished. The site is also contaminated, with the fenced off area not suitable for public use, requiring remediation works before carrying out any further use of the land. Furthermore, the site is opposite Amour Park and the Max Park Aquatic Facility. It is preferable that Council invest its resources in these facilities, rather than an additional, disconnected area of land. - Regarding the protection of large trees, the site specific DCP controls exhibited alongside the planning proposal includes a requirement for a minimum 6m setback along Marco Avenue and other controls that require preservation of the mature trees on the site.
Demolition of existing buildings will impact the local community uses that occur at the site	- This proposal does not include demolition of existing buildings on the site, including the Scouts Hall. Council has not considered any potential future use for the site and is not proposing any changes to the current use – this is not within the scope of a planning proposal or reclassification. - The former Scouts Hall building on 75A Marco Avenue is the only remaining building on the site. - It is noted that the existing tenants, Scouts Australia, were notified of the proposed reclassification and rezoning process. - In submissions to Council, sub-tenants of Scouts Australia have raised objection to the demolition of the building, which is a misunderstanding of this proposal. - Any future use or development on the site would require further consideration and reporting to Council and community engagement.
Traffic and parking impacts resulting from potential redevelopment of the site	This planning proposal and proposed reclassification will not result in development of the site. Traffic impacts will vary, depending on the site's future use, which will be subject to a development application and process that will need to consider traffic and parking impacts.

Issue raised at public hearing	Council response
Impacts on the amenity of surrounding residents as a result of increased density on the site	- There are currently no height and floor space ratio controls for the site. The planning proposal will include limitations on height and floor space ratio, supported by site-specific DCP controls to ensure quality design outcomes. - The proposed DCP controls seek a varied built form that has various heights, and setbacks both to the rear and to Marco Avenue, to manage potential amenity impacts. - Furthermore, the site is surrounded by rail land to the south and Amour Park to the north and potential high-density residential development to the east. Requirements for any residential development would likely result in development overlooking Amour Park, rather than overlooking the railway and areas south of the railway – mitigating potential amenity impacts to surrounding properties.
Overshadowing surrounding residential properties	The Urban Design Study that was prepared by Council and exhibited as part of the planning proposal included indicative overshadowing diagrams. See below. 9am on 21 June – no impact on Hendy Avenue properties:  12pm on 21 June – no impact on Hendy Avenue properties:

Issue raised at public hearing	Council response
	 3pm on 21 June – some impact on private open space of Hendy Avenue properties:  ▪ The diagram shows at mid-Winter (21 June), the shadows from a six storey building on the site would not impact the private open space of the properties along Hendy Avenue on the southern side of the railway line between 9am and to around 2pm-3pm. This is measured at the worst possible time for shadow impacts. ▪ This potential solar access impact would allow approximately 5 hours of sunlight to the Hendy Avenue dwellings before overshadowing part of the rear private open space. As a comparison, under Council CBDP 2023, at least 50% of private open space for three hours between 9am to 5pm is required for certain residential development (Chapter 5 Residential Accommodation, 5.1 – Former Bankstown). Future development on the site would comply with these comparable requirements.
Rezoning is out of character with the surrounding neighbourhood	▪ The rezoning of the site to R4 High Density Residential has been long considered by Council in the context of rezoning of the Revesby Local Centre, and has been exhibited and considered by Council multiple times since 2009.

Issue raised at public hearing	Council response
	▪ The rezoning of the site will match R4 High Density Residential Zone to the east along the southern side of Marco Reserve which came into effect in June 2023. ▪ The site is within walking distance of Revesby Railway Station, and opposite a large area of open space, reflecting the long-standing policy position of Council to provide well-located housing in existing centres served by trains and other mass transit. ▪ Any future residential flat building development would be required to demonstrate design excellence.

Recommended Approach

It is recommended that Council:

- Submit PP-2024-536 to the Department for finalisation;
- Adopt the site-specific DCP for 75A–75C Marco Avenue;
- Note that reclassification enables consideration of future options of the site;
- Recognise that a “do nothing” approach would limit Council’s ability to explore future investment in the broader precinct.

Planning Matters - 26 August 2025

ITEM 6.3 Riverwood Estate Development Control Plan (Stage 1) - Post Exhibition

AUTHOR **Planning**

SUMMARY

- This report outlines the outcomes of the public exhibition of the draft site-specific Development Control Plan (DCP) amendments to the Canterbury Bankstown DCP (CBDPC) for the Riverwood Estate (Stage 1), which is land owned by Homes NSW.
- The draft DCP was publicly exhibited from 30 May to 27 June 2025. A total of 14 submissions were received. Most (approximately 79%) did not object to the draft DCP. Key issues raised included traffic, parking, increased housing density, and the provision of social housing.
- Submissions were also received from State agencies, including Transport for NSW (TfNSW), Conservation Programs, Heritage and Regulation Division (CPHR) within the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), Sydney Water, and Homes NSW.
- Homes NSW confirmed it supports the draft DCP and has no objections.
- No major changes are required in response to the submissions. Only minor edits have been made to improve clarity and readability.
- Given the overall support during the exhibition period and the limited nature of post-exhibition changes, it is recommended that Council finalise the DCP.

RECOMMENDATION That -

1. Council adopt the amendments to the Canterbury-Bankstown Development Control Plan 2023, as outlined in Attachment 2.
2. Council apply the amendments to the CB DCP 2023 to applications lodged on or after the date the amendments come into effect, being within 14 days of the minutes of this meeting being published.

ATTACHMENTS [Click here for attachments](#)

1. Council's Response to Submissions - Summary Table
2. Draft Chapter 11.14 of the CBDPC 2023 - Riverwood Estate – Post Exhibition Version

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- The proposed development controls are consistent with existing Council policies. They have been reviewed by Council officers and align with Council's previous resolution to prepare a site-specific DCP for the Riverwood Estate State Significant Precinct (SSP).
- The proposed DCP amendments are consistent with the CBCity 2036 Strategic Direction for a Liveable and Distinctive City, encouraging well designed, high quality and sustainable development.

STRATEGIC IMPACT

- This proposal aligns with Connective City 2036 and the Operational Plan (Ref 17. Future Planning, p.126), ensuring Council's planning framework remains current, suitable, and compliant and encourages high quality and well-designed development outcomes.

DETAILED INFORMATION

Background - Riverwood State Significant Precinct (SSP).

- In 2022, Homes NSW (formerly Land and Housing Corporation) submitted the Riverwood Estate State Significant Precinct (SSP) which sought to deliver a precinct with:
 - Staged demolition of existing housing and construction of approximately 3,900 new dwellings
 - Building heights ranging from 12m to 41m
 - 4.8 hectares of open space
 - 4,800m² of non-residential floor space
 - Community spaces and facilities
- In 2024 the Riverwood Estate SSP proposal was revised by Homes NSW to reduce the scope of the site to a small portion in the north east corner, at the intersection of Belmore Road North and Washington Avenue. Refer to Figure 1.



Figure 1. Location of revised proposal in Riverwood State Significant Precinct (SSP).

- The revised Riverwood Estate SSP [was finalised by the Department in July 2024](#). The finalised SSP amended the CB LEP 2023 controls for the site to enable delivery of the first stage of the Riverwood Estate Precinct which includes:
 - 420 dwellings with 50% social and affordable housing,
 - Building heights ranging from 29m to 42m (8 – 12 storeys),
 - A floor space ratio up to 2.2:1, and
 - Supporting infrastructure and community facilities.
- At Council's ordinary meeting on 30 April 2024 a copy of Council's submission to the Stage 1 SSP was provided and included draft Development Control Plan (DCP) objectives and controls that would be included in a draft DCP for the site. At that meeting Council resolved that:

1. Council endorses the draft submission at Attachment B and submits it to the Department of Planning, Housing and Infrastructure.
2. Council works with the applicant (Homes NSW) and the Department of Planning, Housing and Infrastructure to ensure the site specific DCP addresses all relevant planning matters identified in the draft submission provided at Attachment B.
3. Council delegate its functions to the Chief Executive Officer to liaise with Homes NSW and the Department of Planning, Housing and Infrastructure to make changes to the exhibited draft DCP to address Council's comments and requirements.
4. A separate report be provided to Council with the final version of the DCP to be adopted by Council and included as a new sub-chapter within the Canterbury Bankstown Development Control Plan 2023.

DCP

- Council prepared a draft DCP for exhibition in consultation with Homes NSW and the Department of Planning, Housing and Infrastructure (the Department). Details of the exhibition are detailed below. The draft DCP includes the matters resolved by Council at the 30 April 2024 meeting as well as other planning controls typically required for future development of this scale on the site, such as:
 - Built form;
 - Building design;
 - Open space and landscaping;
 - Water sensitive urban design;
 - Traffic and parking management;
 - Sustainability;
 - Heritage; and
 - Waste management.
- There have been no changes to the matters resolved by Council, other than presenting the DCP in a visual style with maps and figures.
- The final post-exhibition draft version of the DCP is held at Attachment 2.

Community consultation

- Exhibition: 30 May – 27 June 2025
- Notifications: 1,225 letters to surrounding landowners, information on Council's Have Your Say page, and hard copies at Bankstown and Campsie Service Centres.
- Engagement: 643 views on the [Have Your Say page](#).
- 14 public submissions were received, of which:
 - One (1) submission supported the draft DCP (7% of submissions)
 - Two (2) submission objected to the future redevelopment of the site but did not oppose the proposed DCP (14% of submissions), and
 - Eleven (11) submissions neither supported nor opposed the draft DCP, instead noting specific concerns related to traffic, parking, and increased density and social housing in the area (79% of submissions).

State Government agency consultation

- Submissions received from Transport for NSW (TfNSW), Conservation Programs, Heritage and Regulation Division (CPHR), NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), Sydney Water, and Homes NSW.
- Refer to Attachment 1 for Council's response to all submissions received.
- No changes are required to the draft DCP in response to the submissions, except for minor rewording to improve clarity and readability.

Riverwood State Significant Precinct – Key Issue

- The key issues raised in the submissions include:
 - Traffic and parking
 - Increased density
 - Increased affordable / social housing.
- The matters raised in the submissions reflect the most likely impacts that will occur as a result of the future development of the site. These impacts will be required to be addressed by Homes NSW in the development application that will be lodged for the redevelopment of this Stage 1 part of the overall site.
- The DCP provides a planning and design framework for the Riverwood Estate SSP which was approved by the Department last year which increased the height of building on the site. The purpose of the DCP is to ensure the future redevelopment of the site results in excellent design and the potential impacts from the new development are properly considered by Homes NSW and the design minimises these impacts on the surrounding area.
- Council and the community will have an opportunity to make a submission to the future development application when it is lodged by Homes NSW and placed on public exhibition.

Recommended Approach

- This report recommends that Council endorse and implement the draft DCP amendments.
- The amendments provide clear controls and objectives to guide the design and assessment of future redevelopment within the Riverwood Estate.
- Once adopted, the amended DCP will apply to development applications lodged on or after the adoption date.

Planning Matters - 26 August 2025

ITEM 6.4 Planning Proposal – Special Entertainment Precincts

AUTHOR **Planning**

SUMMARY

- The NSW Government has introduced *Special Entertainment Precincts* to support the night-time economy by allowing councils to adjust late-night trading hours and set higher thresholds for noise complaints. This framework aims to encourage diverse late-night offerings, such as live performances, while also offering incentives like reduced licensing fees to attract investment.
- In February 2025, Council resolved to commence the process to establish a trial Special Entertainment Precinct in Bankstown and Campsie. The first step is to prepare a planning proposal to identify the trial precincts in the Local Environmental Plan.
- In July 2025, the Local Planning Panel considered the planning proposal and supported its progress to the Department of Planning, Housing and Infrastructure for a Gateway determination. The Panel recommended further matters, such as noise, trading hours and management be considered as part of the next steps.
- Council also resolved to apply for funding under the Special Entertainment Precinct Kickstart Grant Program to prepare the precinct management plan. This plan is required to detail the noise, trading hours and venue management controls and may result in changes to the Development Control Plan.
- The matter is to be reported to Council following the exhibition of the planning proposal and precinct management plan. Council has until June 2027 to complete a trial period before deciding whether to make the Special Entertainment Precincts permanent.

RECOMMENDATION That -

1. The planning proposal to amend the Canterbury-Bankstown Local Environmental Plan 2023, as provided in Attachment 1, proceed to Gateway and exhibition.
2. Council delegate authority to the Chief Executive Officer to make necessary changes to the planning proposal and maps to ensure consistency with the Gateway determination and the Department of Planning, Housing and Infrastructure's mapping guideline prior to the exhibition.
3. The planning proposal be reported to Council following the exhibition.

4. Council prepare and exhibit a precinct management plan and draft amendments to the Canterbury-Bankstown Development Control Plan 2023 to support the planning proposal, and the matter be reported to Council following the exhibition.
5. Council seek authority from the Department of Planning, Housing and Infrastructure to be the plan making Authority under delegation of section 3.36(2) of the Environmental Planning and Assessment Act 1979.

ATTACHMENTS

[Click here for attachments](#)

1. Planning Proposal
2. Special Entertainment Precinct Guidelines
3. Council Report – Ordinary Meeting of 25 February 2025
4. Local Planning Panel – 7 July 2025 – Report
5. Local Planning Panel – 7 July 2025 – Minutes

INTEGRATED PLANNING AND REPORTING ALIGNMENT

Council's policies support the night-time economy, including the establishment of Special Entertainment Precincts. Key strategic documents include:

- **Operational Plan 2025/26** – Identifies night-time economy initiatives (page 119).
- **Night-Time Economy Action Plan 2021–26** – Establishes actions to support businesses and live entertainment, including:
 - Reviewing policies to make them more business-friendly (Action 2.2, page 24).
 - Investigating grants to assist businesses in extending night-time trading (Action 2.3, page 24).
 - Reviewing planning controls to support late-night activity (Action 4.1, page 25).
- **Local Strategic Planning Statement – Connective City 2036** – Prioritises enhancing local centres as day-and-night destinations, including night-time economy action plans (page 51-53).
- **Employment Lands Strategy** – Recommends changes to planning rules to promote a night-time economy (page 150, 251).
- **Bankstown City Centre & Campsie Town Centre Master Plans** – Propose night-time economy maps and planning controls to manage late-night activities while mitigating amenity impacts (page 64).
- **Canterbury-Bankstown Development Control Plan 2023** – Encourages 24-hour activation in the City Centre Core Precincts (Chapter 6.2, pages 15, 19, and 23).

STRATEGIC IMPACT

- Council has applied for funding under the Special Entertainment Precinct Kickstart Grant Program to prepare and exhibit the precinct management plan.

DETAILED INFORMATION

Purpose

- The purpose of this report is to seek Council's endorsement to submit a planning proposal to the Department of Planning, Housing and Infrastructure to establish trial Special Entertainment Precincts in Bankstown and Campsie (Attachment 1).

Background

- The NSW Government has identified regulatory barriers affecting Sydney's night-time economy and, in response, introduced the NSW 24-Hour Economy Strategy (September 2024). This strategy supports extended trading hours in Special Entertainment Precincts and provides councils with greater powers to adjust trading hours and noise thresholds.
- In November 2024, the NSW Government released the Special Entertainment Precinct Guidelines outlining the legislative framework for precinct establishment, operation, suspension or revocation (Attachment 2).
- In February 2025, Council resolved to commence the process to establish trial Special Entertainment Precincts in Bankstown and Campsie. The Council report explains the background to Special Entertainment Precincts (Attachment 3).

Discussion

Planning Proposal

- The legislative framework requires Council to prepare a planning proposal to identify the trial precincts in the Local Environmental Plan.
- The proposed amendment is to add a Special Entertainment Precinct Map to show the boundaries of the trial precincts in Bankstown and Campsie (Attachment 1).

Precinct Management Plan

- The legislative framework requires Council to prepare a precinct management plan to detail the noise, trading hours and venue management controls. This may result in changes to the Development Control Plan to align with the precinct management plan.
- Council has sought funding under the Special Entertainment Precinct Kickstart Grant Program to prepare and exhibit the precinct management plan, concurrently with the planning proposal.

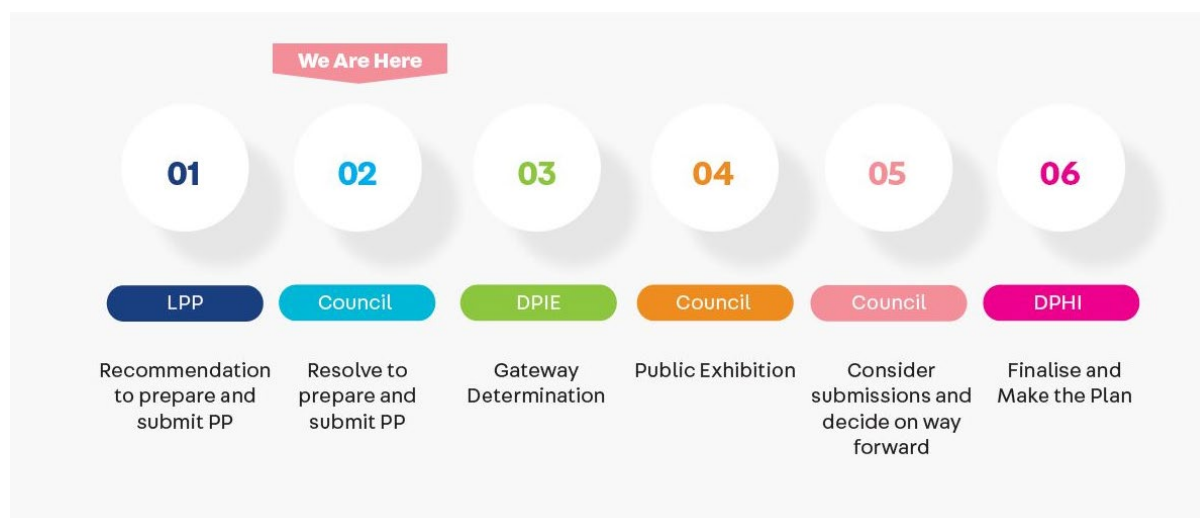
Local Planning Panel

- The Local Planning Panels Direction, issued by the Minister for Planning, requires Council to refer planning proposals to the Canterbury-Bankstown Local Planning Panel (the Panel) for advice.

- The Panel considered the planning proposal in July 2025 (Attachment 4) and *supports the progress of the planning proposal for Gateway determination* (Attachment 5).
- The Panel also supported the preparation of the Precinct Management Plan (or other appropriate ancillary plans), with a recommendation to consider the following areas:
 - *How information will be provided to business owners wishing to operate in the Precincts*
 - *Complaints management*
 - *Management of noise impacts*
 - *Maintenance of public safety*
 - *Compliance approach*
 - *Public transport availability*
 - *Feedback from stakeholders including NSW Police and Liquor and Gaming*
 - *Standards of presentation and cleanliness expected from business operators in the Precincts.*
- Council will consider the Panel’s advice as part of the next steps.

Next Steps

- Should Council support the planning proposal as outlined in this report, the next steps are:
 - Submit the planning proposal to the Department of Planning, Housing and Infrastructure to seek a Gateway determination.
 - Exhibit the planning proposal and precinct management plan in accordance with the Gateway determination and Council’s Community Participation Plan.
 - Report the matter to Council following the exhibition. A review of community feedback and any additional information may see updates and amendments to the planning proposal.
 - Conduct a trial period until June 2027 before determining whether to make the precincts permanent.



7 POLICY MATTERS

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

8 GOVERNANCE AND ADMINISTRATION MATTERS

The following items are submitted for consideration -

8.1	Property Matter - Ice Skating Club Licence for Part of 17 Phillips Avenue, Canterbury	77
8.2	Quarterly Review of the 2024/25 Operational Plan and Budget to 30 June 2025	81
8.3	Cash and Investment Report as at 31 July 2025	97
8.4	2025-2026 Community Grants Program	103
8.5	EV Charging Plan	107

Governance and Administration Matters - 26 August 2025

ITEM 8.1 **Property Matter - Ice Skating Club Licence for Part of 17 Phillips Avenue, Canterbury**

AUTHOR Corporate

SUMMARY

- Council at its meeting on 25 February 2025 resolved to grant a three-year licence to the Ice Skating Club (ISC) over part of 17 Phillips Avenue, Canterbury – part of Tasker Park for use as a compound site to enable the Club to undertake construction of the new ice skating rink premises.
- Subsequently, the ISC then approached Council requesting to extend its licenced area over part of 17 Phillips Avenue, Canterbury for use as a larger compound site to enable the Club to undertake construction on the Ice Skating Rink premises.
- At its Ordinary Meeting on 17 June 2025, Council agreed in-principle to grant an extension of the licensed area to the ISC for part of 17 Phillips Avenue, Canterbury, subject to it being publicly exhibited in accordance with the Local Government Act 1993.
- The purpose of this report is to advise Council of the outcome of the exhibition period for the proposed extended licence area with ISC.
- Two submissions were received with no objections being raised regarding the proposed licence.
- It is proposed that Council vary the current three-year licence agreement with the ISC to include the extended land area.

RECOMMENDATION That -

1. Council agree to grant approval for the extended area by way of a Deed of Variation to the current three-year licence to the Ice Skating Club of NSW Co-operative Limited (ISC) for part of 17 Phillips Avenue, Canterbury.
2. The Chief Executive Officer to finalise the matter with the ISC and be authorised to sign all documentation, as required.

ATTACHMENTS [Click here for attachments](#)

1. Previous Report to Council 25 February 2025
2. Previous Report to Council 17 June 2025

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- Licensing of the land at 17 Phillips Avenue, Canterbury to the ISC aligns with the objective of Council's Delivery Plan of Safe and Strong and demonstrates Council's commitment to ensuring our buildings meet the community's needs and are well used.

STRATEGIC IMPACT

- The report has no direct impact on Council's budget.

DETAILED INFORMATION

Purpose

- The Purpose of the report is to consider the submissions received regarding the request from the Ice Skating Club (ISC) for an extended licence area over part of 17 Phillips Avenue, Canterbury – Tasker Park for use as a larger compound site to enable the Club to undertake construction on the Ice Skating Rink premises.

Background

- At its Ordinary Meeting on 17 June 2025, Council agreed in-principle to grant an extension to the area of the then three-year Licence to the ISC for part of 17 Phillips Avenue, Canterbury – Tasker Park, subject to public exhibition.
- Two submissions were received in response to the public exhibition and these submissions are addressed below.

Discussion

- Public Exhibition
 - Public exhibition for the proposed licence took place from 2 July 2025 to 30 July 2025 in accordance with the requirements of the Local Government Act 1993.
- The public exhibition consisted of the following:
 - A notice of the proposed licence was placed on the front of the property facing the street;
 - A notice was placed Council’s “Have Your Say” digital engagement website;
 - Letters to adjoining neighbours were distributed; and
 - A copy of the Deed of Variation to the licence agreement was placed in the Campsie and Bankstown Customer Service areas.
- The “Have Your Say” page had 86 website visitors with two submissions received, one in support of the proposal and the other relating to the greater redevelopment of Tasker Park as set out in the table below:

Comment	Council Response
Great to see the Council helping getting the Ice Rink that has been part of the community for decades, back, bigger and better than it has ever been. The area needs this ice rink for all members to enjoy.	Noted.
Hi what is the plan for the playground in this area? Will it also be updated with the new ice rink and pools? Thank you.	Noted. This comment relates to the greater redevelopment of Tasker Park and proposed new playground. It does not relate specifically to this matter.

- Plan of Management
 - The proposed use of the land aligns with the core objectives identified in the adopted Generic Plan of Management and Council’s long-term strategy for the site.

Recommended Approach

It is recommended that:

- Given there are no submissions that object to the proposed extended licence area, Council agree to vary the current three-year licence to the Ice Skating Club of NSW Co-operative Limited (ISC) to provide for an extended compound site on part of 17 Phillips Avenue, Canterbury as detailed in the report.
- Council authorise the Chief Executive Officer to finalise the matter with the ISC and to sign all documentation, as required.

Governance and Administration Matters - 26 August 2025

ITEM 8.2 Quarterly Review of the 2024/25 Operational Plan and Budget to 30 June 2025

AUTHOR City Future

SUMMARY

This report provides the final progress update on CBCity 2025, Council's 2024/25 Operational Plan and 2022-25 Delivery Program, for the quarter 1 April to 30 June 2025. The Delivery Program and Operational Plan translate Council priorities and services into measurable actions for a Council term and a financial year.

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

RECOMMENDATION That -

1. Council note the quarterly review of the 2024/25 Operational Plan and 2022-25 Delivery Program, for the quarter 1 April to 30 June 2025.
2. Council adopt the June 2025 Quarterly Budget Review as outlined in this report.
3. Council authorise the budget variations and organisational resources for the June 2025 Quarter - as outlined in Attachment 3 and this report, respectively.
4. Council authorise the carryover of budgets to complete certain capital and operating projects - including capital grant income - commenced throughout the 2024/25 financial year, as outlined in the report.
5. Council adopt the budget adjustments for grants awarded to Council during this quarter - as outlined in the report - and that the variations be reflected in the September 2025 Quarterly Budget Review for 2025/26, accordingly.
6. Council apply all rates and charges written off during the year to its rating databases in satisfying its obligation under the *Local Government Act 1993* and *Local Government (General) Regulation 2021*, as outlined in Table 4 of the report.
7. Council note the write-off of sundry debts for the 2024/25 financial year, as outlined in Table 5 of the report.
8. Council notes the attached report on the provision of expenses and facilities to the Mayor and Councillors, for the period 1 January 2025 to 30 June 2025 – as outlined in Attachment 4.

ATTACHMENTS

[Click here for attachments](#)

1. 2024-25 Operational Plan - Q4 Report
2. 2022-25 Delivery Program - final progress report
3. Capital Expenditure Summary - Recommended Changes to the Budget
4. Councillor Expenditure Report 2024-2025

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- The IPR framework allows councils to plan holistically in a structured suite of integrated plans that set a vision, goals and strategic actions for the future. It sits at the centre of all Council plans and improvement strategies, and all projects, activities and funding allocations should be directly linked to with it.
- The framework comprises:
 - **The Community Strategic Plan** - sits at the top of Council's strategic planning hierarchy and is the highest-level plan that a council will prepare, and it is prepared on behalf of the community. Its purpose is to identify the community's - not Council's - high level priorities and aspirations for the City.
 - **The Delivery Program** - demonstrates how Council will contribute to making the Community Strategic Plan a reality. It is the primary reference point for all activities undertaken by Council during its term of office, determining what is achievable over the next four years, what the priorities are, and how programs will be scheduled.
 - **The Operational Plan** - expands on the Delivery Program by identifying the specific services and projects that Council will provide during one financial year to implement the Delivery Program. It sets rates, fees and charges and also provides the detailed budget for the year, setting out the programs and projects that Council will fund.
 - **The Resourcing Strategy** - supports the Delivery Program and Operational Plans by ensuring that the necessary financial, human, and physical resources are available to implement the planned actions.
 - **The Engagement Strategy** ensures that residents and stakeholders have a voice in the planning, development, and delivery of services and policies that affect them.
- The IPR Guidelines also require regular progress reports to be provided to Council and community on the delivery of Council's combined Delivery Program and Operational Plan. Reports are provided to Council each quarter, also outlining Council's financial position.
 - The budget reports are prepared to meet all related legislative requirements as set out in the *Local Government Act 1993*, associated Regulations, and Local Government Code of Accounting Practice and Financial Reporting.

STRATEGIC IMPACT

- The attached reports present Council's operating result and financial performance against budget for the quarter ended 30 June 2025.
- Whilst Council's current financial performance and its position – from a cash flow perspective – is considered sound and stable, Council's more longer-term position does present a number of challenges, particularly its financial capacity to continue to address its ongoing growth in operating costs and its asset management obligations.
- Council's long-term financial position is a matter which Councillors will need to both consider and determine how it chooses to respond to some of the challenges throughout its term.

DETAILED INFORMATION

Purpose

- To provide the final update on the delivery of CBCity 2025, Council's 2024/25 Operational Plan and 2022-25 Delivery Program, for the quarter 1 April to 30 June 2025, and separately, to consider the review of Council's financial results and proposed budget adjustments for the same period.

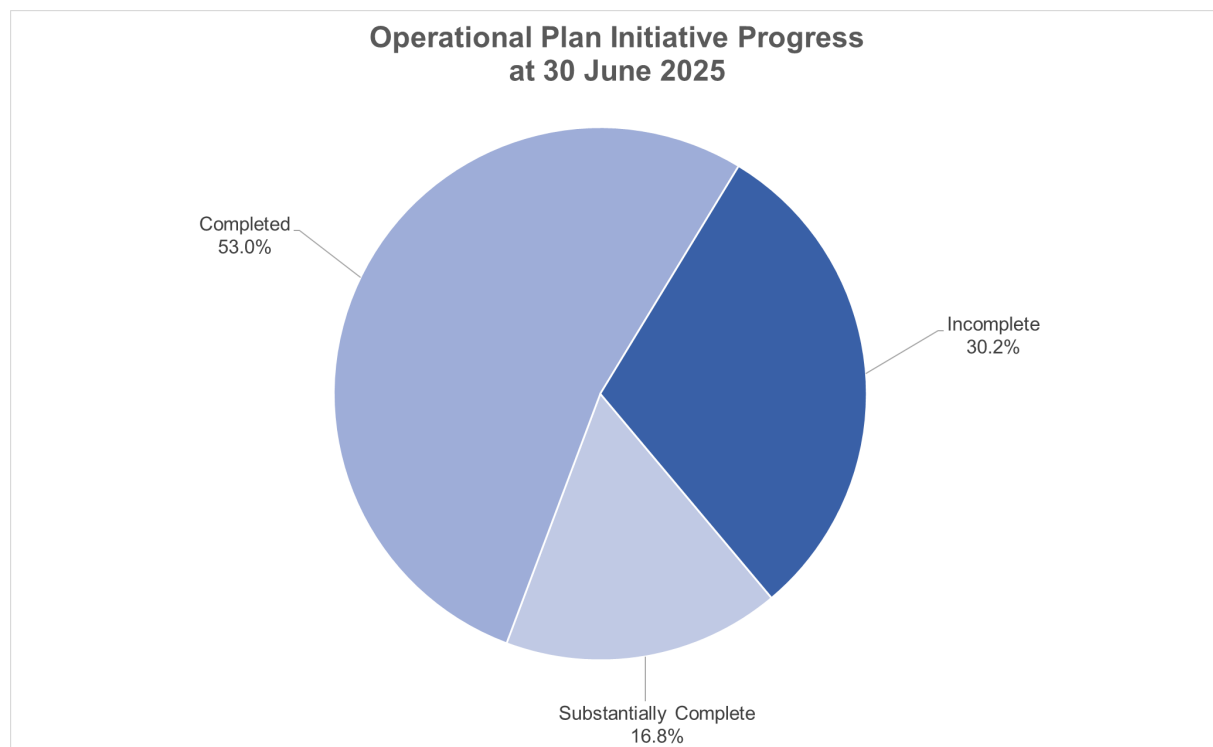
Background

- This report has been prepared in accordance with the requirements of the *Local Government Act 1993* and Integrated Planning and Reporting (IPR) Framework which stipulates that regular progress reports are required to be provided to Council and the community. At the City of Canterbury Bankstown, they are provided on a quarterly basis.

Discussion

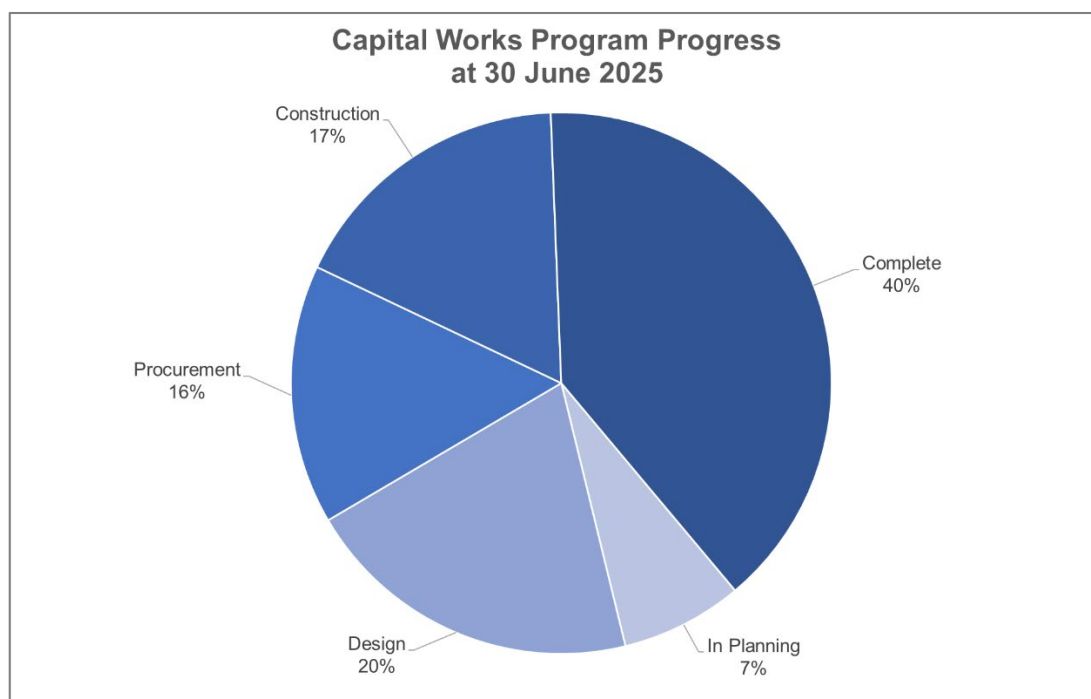
PART A - Quarterly progress on the delivery of CBCity2025 to 30 June 2025

- At the close of quarter four 2024/25, 69.8% of Operational Plan initiatives for 2024/25 were "Completed" or "Substantially Complete". Many of the 30.2% of Operational Plan initiatives marked as "Incomplete" will be carried over into 2025/26 and reporting on their progress continued.



- Initiatives completed during the quarter are covered later in this report.

- At the close of quarter four 2024/25, 40% of Council's capital works program had been completed, with a further 17% in construction, and 16% of projects were in the procurement phase and set to progress to delivery in the coming months.



- Of the 130 completed projects, 80 were roads, bridges, carparks, footpaths and traffic management projects, 25 were open space projects, 18 were buildings projects, and seven were drainage and water devices.
- Notable capital works achievements this quarter include:
 - Completed construction of;
 - New cricket nets at Graf Park, Yagoona;
 - New playground at Jim Ring Reserve, Birrong;
 - New toilet facilities at Blick Oval, Canterbury;
 - Drainage upgrade at Sharp Street, Belmore and flood mitigation works at Broadarrow Road, Riverwood; and
 - Roof replacement at Earlwood Senior Citizens and the former Croydon Park Bowling Club.
 - Commencement of construction on a range of projects designed to enhance public spaces, community and sports facilities, and connectivity including:
 - New playgrounds at Ewen Park, Hurlstone Park and Austin Reserve, Picnic Point;
 - Deepwater Park Pump Track;
 - Hughes Park Dog Off Leash Area upgrade;
 - Riverwood Community Centre upgrade;
 - A new sports amenities building at Allum Park, Greenacre;
 - 31 new footpaths funded through the NSW Governments' Western Sydney Infrastructure Grants Program and an additional five new footpaths funded by the Australian Government; and
 - A new bridge at Dewitt Street, Bankstown.

- Attachment 1 provides an overview of progress against each of Council's 28 services. This includes a list of highlights, as well as information about how we are tracking against key service measures, and progress of specific projects/ initiatives.
- Other highlights for the 1 April to 30 June 2025 quarter included:
 - Completion of the annual Royal Life Aquatic Facility Safety Audit for Council Leisure and Aquatic Centres with an overall safety score of 98.6% being awarded, an improvement on the 95.7% achieved in 2023/24.
 - The 2024/25 community place score for town centres was reported as 3.02 out of five, meeting the target of improving from the 2023/24 baseline of 2.71. This positive shift reflects growing community satisfaction with the cleanliness and amenity of town centres.
 - Rebates for solar panel installation were provided to 15 residents totalling \$7,500 in quarter four. A total of 104 rebates to the value of \$52,000 were issued over 2024/25.
 - The new 'Self Select and Delivery for Seniors' initiative has been rolled-out to support those seniors who can get to the library and choose their own books but cannot carry the weight of the items home.
 - Applications for 2025/2026 Community Grants and Event Sponsorship funding round opened 1 June and closed 30 June. There were 158 applications received seeking \$1,251,000.
 - 15,594kg of E-waste and 30,703kg of chemical were collected during two Council clean out events.
 - Council was successful in its application for the Purple Flag Program grant from the NSW government and secured \$200,000 for initiatives in Lakemba. Through targeted funding, the Purple Flag Grant Program seeks to support marketing, education, and outreach initiatives to enhance business and consumer engagement, as well as support initiatives that enhance the safety and inclusivity of night-time precincts for all.
 - 250,000 visitors and participants visited Canterbury-Bankstown for the 37th Annual Sikh Games which were held at Dunc Gray Velodrome, The Crest, and many other Council sporting locations. There were more than 6,000 participant athletes and this event also provided a significant economic contribution to the City.
 - Bollards and/or barriers have been installed at a number of sports facilities that are subject to playing surface vandalism or damage and other sites have received enhancements where suitable. Additionally, other parks have been identified for improvements to barrier systems which will include the introduction of sandstone blocks to prevent vehicle access to grassed or designated play areas.

- Councils' Public Health and Environment team won the 2025 NSW Food Regulation Partnership Champion Award at the NSW Food Regulation Conference, an honour recognising leadership and innovation in food safety.
 - The month-long "Get the Site Right" education and compliance campaign focused on improving environmental compliance at building sites. The campaign saw 87 sites inspected with 34 rectification notices and 16 warnings issued. Non-compliance resulted in 17 penalty notices being issued, totalling \$46,000 in fines.
 - An application for a funding grant from the NSW Department of Climate Change, Energy, the Environment and Water was successful, providing \$240,000 to undertake stage two of the Cooks River Overland Flood Study which will review and update flood management strategies.
 - Council won the Innovative Leadership category at the LG Professionals NSW Excellence Awards for Heartbeat CBCity, recognising Council's innovative approach to staff engagement.
- Attachment 2 to this report also provides a final summary of progress against the 2022-25 Delivery Program priorities.

PART B – June 2025 Quarterly Budget Review

Financial Performance

- Whilst still quite preliminary, Council's assessment of its year-end result reflects a reasonably positive result for Council compared to budget and supports that it has ended the financial year in a sound financial position.
- Council's net operating surplus of \$52.6 million for the year, reflects a positive variance of \$1.1 million to that forecast at the March 2025 Quarterly Budget Review.
- Whilst Officers are currently finalising year-end financial reports, prior to referring them to our External Auditors, Council's preliminary draft financial performance (Income Statement) for the 2024/25 financial year confirms that we have ended the financial year in a sound financial position.

Table 1: Preliminary Results Income Statement – for the year ending 30 June 2025

Description	Actual 2024/25	Budget Mar'25	Variance
	\$000	\$000	\$000
INCOME FROM CONTINUING OPERATIONS			
Rates and Annual Charges	309,531	309,848	(318)
User Charges and Fees	25,043	23,440	1,602
Interest and Investment Revenue	30,101	26,590	3,511
Other Revenues	20,625	21,897	(1,272)
Grants and Contributions Provided for Operating Purposes	22,587	13,423	9,163
Other Income	7,515	6,865	649
TOTAL INCOME FROM CONTINUING OPERATIONS	415,401	402,065	13,336
EXPENSES FROM CONTINUING OPERATIONS			
Employee Benefits and On-Costs	176,409	178,436	(2,027)
Borrowing Costs	1,288	2,447	(1,159)
Materials and Contracts	125,015	146,637	(21,621)
Depreciation and Amortisation	101,229	101,149	80
Other Expenses	17,657	24,680	(7,023)
Net Loss from Disposal of Assets	6,623	-	6,623
TOTAL EXPENSES FROM CONTINUING OPERATIONS	428,222	453,349	(25,127)
Net Operating Result for the Year Before Grants and Contributions Provided for Capital Purposes	(12,821)	(51,284)	38,463
Add: Grants and Contributions Provided for Capital Purposes	65,416	102,816	(37,400)
Net Operating Result for the Year	52,595	51,532	1,063

Income from Continuing Operations

- Council received income totalling \$415.4 million throughout the year, a positive variance of \$13.3 million to that reflected as part of the March 2025 Quarterly Budget Review.

- The net variance is largely attributable to an advanced payment for Council's 2025/26 Financial Assistance Grant of \$6.9 million, better than budgeted Interest Income \$3.5 million, Fees and Charges \$1.6 million and a slight decrease in Other Revenues of \$1.3 million. Given the nature of some of these transactions – relevant funds will be restricted and either held and/or released as part of Council's 2025/26 Budget.
- Separately, Councillors will note that Capital Grants and Contributions received for the period were \$65.4 million. The remaining projected funding of \$37.4 million is expected to be received throughout 2025/26 – as the specific projects are completed.

Expenses from Continuing Operations

- Whilst still subject to change, particularly to reflect certain accrued expenses, generally, Council's operating expenditure for the year has been reasonably positive. In total, expenditure for the year was \$428.2 million, \$25.1 million less than previously forecasted.
- Notwithstanding the variance, Councillors should note that:
 - the figures are subject to change – particularly given the need to reflect/apply a number of accrued expenses (expenses incurred but not yet payable, such as employee entitlements and workers compensation costs) – including applicable adjustments to reflect the relevant impact on Council's cash reserves - prior to finalising and submitting them for audit; and
 - the variance accounts for operational projects not yet completed as at 30 June 2025 totalling \$11.7 million, particularly those funded through government grants and contributions as well as asset write-offs of around \$6.6 million. All carryover funding identified will be restricted as part of Council's cash reserves and carried over into the 2025/26 financial year for completion.
- A complete assessment of Council's year end-result will be submitted to Council once the external audit has been completed.

Organisational Resources

- It is proposed to increase Council's full time equivalent establishment by six persons, particularly as follows:
 - An additional four full time equivalent (FTE) Parking Patrol Officers to improve the sustainability, efficiency, and effectiveness of Council's Parking Patrol operations, including:
 - formalise existing patrol demand currently being met through overtime – ensuring core compliance activities are delivered consistently and safely;
 - allow the team to expand intelligence-based targeting of patrols in school zones, commuter hubs, and weekend hotspots, helping to deter non-compliance more effectively;

- Improve coverage during school terms and peak retail periods across Bankstown, Campsie, and other high-pressure centres;
 - Allow for greater scheduling flexibility to support training, technology adoption, and continuous improvement; and
 - The proposed increase be funded from increased own-source revenue and reductions in overtime costs.
- An additional one full time equivalent (FTE) Lawyer position within the General Counsel Unit (GCU) – to assist with managing over 100 litigated and 400 advisory matters annually. This role will ensure continued delivery of high-quality, cost-effective in-house legal services. From a financial perspective, the additional employee costs will at a minimum be offset by a reduction in external legal costs incurred by Council.
 - An additional one full time equivalent (FTE) Audit & Assurance Officer role for a two-year period to support the delivery of 4-year Audit strategy and specifically the Fraud and Corruption Program that has been endorsed by Council’s Audit, Risk and Improvement Committee. The role will serve as both a preventative and detective control to address the risk of fraud and corruption and identify weaknesses and recommend improvements to mitigate risk.

Capital Expenditure (CAPEX)

- In terms of capital works, Council expended approximately \$117.5 million during 2024/25, a significant investment in infrastructure and services throughout our City.
- A summary of Council’s capital budget, actual expenditure for the year and carryovers is noted as follows:

Table 2: Capital Expenditure and Carry Overs

Description	Budget	Actual	Carryovers
	\$000	\$000	\$000
CAPITAL BUDGET			
Bridges	2,430	402	2,028
Buildings	139,756	54,286	85,470
Carparks	3,599	2,317	1,282
Drainage Conduits	27,624	13,745	13,879
Waste Management	20,714	1,196	19,517
Town Centres	6,755	3,324	3,431
Other Structures	5,882	1,968	3,914
Open Space	36,381	10,484	25,897
Park/Street Furniture, Signs, Fences	1,367	608	759
Park Lighting	710	610	100
Pathways and Boardwalks	19,654	9,976	9,679
Road Pavement	18,000	5,498	12,502
Traffic Management Devices	10,136	3,378	6,758
Operational Assets	13,065	9,664	3,401
TOTAL CAPITAL EXPENDITURE	306,074	117,457	188,618

CAPITAL FUNDING			
General Fund	1,359	1,359	-
Grants	78,388	24,019	54,369
Sec 7.11/7.12	65,883	32,251	33,632
Stormwater Levy	4,308	1,731	2,578
SRV	20,894	7,832	13,063
Other Reserves	135,242	50,266	84,976
TOTAL CAPITAL FUNDING	306,074	117,457	188,618

- As noted in Table 2, given the nature and timing of certain projects, a further amount of \$188.6 million of funding will be restricted and carried over to the 2025/26 financial year to ensure their completion.
- The majority of the \$188.6 million requested capital carryover projects have commenced throughout the 2024/25 financial year and are planned to be completed during 2025/26; and
- The requested carryover amount of \$188.6 million is premised on Council receiving a further \$44.5 million of specific grant funded capital projects – as the projects are completed throughout the 2025/26 financial year. Some of the larger capital projects to be carried over include:

Project Description	Amount \$M
Canterbury Leisure and Aquatic Centre Construction	51.6
Riverwood Community Centre Upgrade	6.0
Thurina Community Centre Design and Construction	5.8
BMX Bike Track	5.5
Wiley Park Playspace Construction	2.5
Waterworth Park Upgrade	2.4
Deepwater Park Playspace Construction	2.0
Uranus Road Culvert Upgrade	1.9
Allum Park Amenities Building	1.8
Greenacre Reserve Works	1.7
Goondah Reserve Construction	1.5

- On that basis, it is proposed that an amount of \$188.6 million of funding be carried over to complete all projects commenced but not yet completed throughout the 2024/25 financial year. Separately, an amount of \$44.5 million of grant funding yet to be received, be reflected in Councils 2025/26 budget to fund the capital works carryovers.
- The proposed carryover amount also includes variation to certain projects to reflect the latest estimate required to complete respective projects. In total, \$9.3M of the \$188.6 million of funding carried reflects this amount, including additional funding required to complete the Canterbury Leisure and Aquatic Centre project (CLAC).

- By way of summary, the CLAC is progressing well and expected to be completed mid next year. That said, and given the age and nature of the site, Council and its contractor are required to address specific latent conditions with the site as they arise – particularly the significant extent of contamination situated under the existing pool which could not be appropriately tested at the time of tender.

Importantly, Council now has greater clarity as to the extent of the latent conditions and is moving through the final stages of construction with an added certainty and confidence in its delivery.

As indicated, the focus of the latent conditions continues to revolve around the contamination which was further compounded by the fact that the pool structure continued to leak large amounts of water into the toxic substrate for an extensive period during its operation (possibly decades) – and thereby requiring a far greater excavation and disposal of the contaminated soil.

Whilst the original scope of the project anticipated reusing excavated material to backfill around the site - it became evident that the material was unsuitable for reuse due to significant contamination, including legacy impacts from the former pool structure leaking into the substrate over many years. To ensure the long-term integrity of the site and to protect future maintenance personnel from exposure to contaminated conditions, the contractor was required to remove and dispose of the material entirely. As Councillors would agree, mitigating this risk is paramount for a number of reasons - particularly ensuring that the site above the earthworks platform would always remain clean, compliant with relevant legislation and/or regulations, and importantly remain safe for future ongoing maintenance and use by our community.

Naturally, this type of work comes at a cost Council had always foreshadowed a number of latent issues and associated impacts with the project and has carefully planned dedicated reserves to address the financial impact, as required. Indeed, the negotiated contract factored in the likely risks and included provisions to deal with this very latent issue once the extent was clearer.

It should be noted, in managing the disposal of the contaminated soil, Council has utilised its own landfill site for processing the material, reducing gate fees and haulage distances – thereby saving several millions of dollars for the project. The variation for this contaminated material was provisioned for and now that the material is all removed and known the restricted funding can now be released, again this is a latent issue that would have arisen in the same manner for any contractor.

Whilst Council now has a greater degree of certainty regarding the financial commitment for the project – as a precaution - some funding has also been allocated to deal with any urgent contingencies that may arise as we move through the final stages of the project. Naturally this funding will only be released if required – though will remain in place for the duration of the project. Separately, an allocation of funding has also been provided to deal with final design and compliance matters – particularly compliance with updated building codes, design/construction standards and certain material variations to bring the project in line with contemporary requirements and/or

standards. On that basis, the project cost will increase by a further \$9.7M to deal with these matters and funded from dedicated reserves for the project.

- A complete/detailed summary of all budget variations – and their funding – is reflected in Attachment 3.
- Separately, Council has also been advised that it will be allocated a further \$7.9 million of Government Grants for specific projects throughout the city. These grants are presently not reflected in Council’s budget, though it is proposed to acknowledge them and reflect them in Council’s September 2025 Quarterly Review process, accordingly.
- A summary of the individual Grants are as follows:

Table 3: 2025-2026 Grants Awarded During June Quarter

Grant	Project Description	Amount (\$)
Road Safety Program	Burwood Road, South of Wilson Ave, Belmore	493,754
Road Safety Program	Child Street at Park Road, East Hills	287,790
Road Safety Program	Beamish Street, Brighton Ave, Campsie	222,186
Thriving Suburbs Program - Playcity Project	Deepwater Park	1,000,000
Thriving Suburbs Program - Playcity Project	Ewen Park	400,000
Thriving Suburbs Program - Playcity Project	Lambeth Reserve	750,000
Thriving Suburbs Program - Playcity Project	Wiley Park - Playspace Construction	1,250,000
Improving Active Transport Routes	Bransgrove Road New Footpath	3,500,000
Total		\$7,903,730

A further report outlining Council’s projects will be provided when the 2024/25 annual financial reports are finalised and presented to Council for its information.

Unrestricted Cash Position

- Again, whilst preliminary in nature, Council’s level of unrestricted cash as at 30 June 2025 was as follows:

Unrestricted Cash Balance	Budget \$M	Actual \$M	Variance \$M
Total Cash and Investments	440.1	609.2	169.1
Less: Internal Restrictions	195.5	261.4	65.9
Less: External Restrictions	241.1	344.7	103.6
Total Unrestricted Cash and Investments	3.5	3.1	(0.4)

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

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

Writing Off of Rates and Charges and Sundry Debtors at 30 June 2025

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

Rates and Annual Charges

- The major component of the adjustments is to reflect the amount of rates and charges written off which are attributable to pensioners' and to those properties that become eligible for exemption from all rates throughout the year in accordance with the Local Government Act 1993.
- The table below details a summary of the adjustments to rates and charges during the 2024/25 financial year:

Table 4: Rates and Charges Written Off During 2024-2025

Details	Amount * (\$)
Rates & Charges	26,779
Pensioner – Statutory	4,411,443
Pensioner – Council	705,831
Total	5,144,053

* Includes amounts for Rates, Annual Charges and Interest

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

Sundry Debts

- The Chief Executive Officer's delegation authorises the writing off of debts (individual transactions) due to Council which are considered uncollectable (up to \$10,000), provided such write offs are reported to Council.
- Debts are only written off if:
 - The debt is not lawfully recoverable;
 - A court has determined that the debt is to be written off; and
 - The Council or the Chief Executive Officer believes on reasonable grounds that any attempt to recover the debt would not be cost effective.
- The agreed write-offs have each been individually assessed with Council's external mercantile agent in arriving at its decision.

- The following table details a summary of the individual sundry debtor amounts written-off by the Chief Executive Officer at 30 June 2025 under delegation.

Table 5: Sundry Debts Written Off During 2024-2025

Delegated Write-Offs	Amount (\$)
Road/Footpath Restorations	656.00
Shop & Food Premises Inspection Fees	20,425.30
Trade Waste	4,533.01
Facility Hire	5,647.37
Commercial Use of Footways	1,357.80
Illegal Dumping	4,297.00
Other Sundry Debts	
- Library	227.28
- Meals on Wheels	233.40
TOTAL	37,377.16

Councillor Expenditure Reporting – 01 July 2024 to 30 June 2025

- Having regard to Council’s Councillor Expenses and Facilities Policy, Council is required to report on expenses incurred by Councillors every 6 months – Clause 14.2.
- A summary of expenses incurred for the financial year are attached for reporting purposes – refer to Attachment 4.

Conclusion

- This report and attachments provide the final progress report on the delivery of CBCity 2025, Council’s 2024/25 Operational Plan and 2022-25 Delivery Program, and the 2024/25 Budget. This ensures Council is meeting its obligations under the Integrated Planning and Report Framework and contributes to the ongoing enhancement of good governance across Council.

Governance and Administration Matters - 26 August 2025

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

AUTHOR **Corporate**

SUMMARY

- In accordance with Clause 212 of the *Local Government (General) Regulation 2021*, the Responsible Accounting Officer must provide the Council with a written report each month, which sets out the details of all money that council has invested under Section 625 of the Local Government Act 1993.
- This report is to certify that Council's investments are made in accordance with the Local Government Act 1993, the Regulation and Council's Investment Policy.
- It is recommended that Council note the matter.

RECOMMENDATION

That -

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

ATTACHMENTS

[Click here for attachment](#)

1. Arlo Advisory Monthly Investment Review July 2025

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- The adoption of the recommendations will ensure that Council meets the legislative requirements regarding Council's investment portfolio as at 31 July 2025.
- The adoption of the recommendations will assist Council meet its Operational and Delivery Plan goals of being Leading and Engaged including the delivery of action 7.3.4 of the Operational Plan.

STRATEGIC IMPACT

- Councils total Investment and Cash position was \$606 million as at 31 July 2025 with investments earning interest of \$2.6 million for the month which is favourable compared to the budget.
- For the month of July, the total portfolio (excluding cash) provided a solid return of +0.41% (actual), outperforming the benchmark AusBond Bank Bill Index return of +0.30% (actual).
- On an annualised basis, the total portfolio (excluding cash) provided a return of +4.95% per annum, outperforming the AusBond Bank Bill Index return of +3.60% per annum.
- Overall, Council:
 - Maintains a well-constructed investment portfolio and continues to maximise returns in the current challenging economic environment;
 - Is well diversified across the various horizons; and
 - Has sufficient cash available at all times (typically at least ~5% is held in overnight cash accounts) for ongoing liquidity/operational requirements.

DETAILED INFORMATION

Purpose

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

Background

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

Discussion

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

Cash and Investments	\$
Cash at Bank	4,295,290
Deposits at Call	20,215,977
Term Deposits	478,017,588
Floating Rate Notes	66,201,492
Bonds	37,350,631
Total cash and investments	606,080,977

- 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 2025 to June 2026:

Cash and investments rolling monthly balance 2025-2026



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

Maturity profile		
	Actual % of portfolio	Policy limits %
Cash	4.04	100
Working capital funds (0-3 months)	18.18	100
Short term (3-12 months)	31.90	100
Short – medium (1-2 years)	22.43	70
Medium (2-5 years)	23.45	50
Long term (5-10 years)	-	5
Total cash and investments	100%	

Portfolio allocation	
	Actual % of portfolio
Cash at bank	0.71%
Deposits at call	3.34%
Term deposits	78.87%
Floating Rate Notes	10.92%
Bonds	6.16%
Total cash and investments	100%

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

Interest income	July 2025 \$	Year-to-date July 2025 \$
Budget	1,881,250	1,881,250
Actual interest	2,609,651	2,609,651
Variance	728,401	728,401
Variance (%)	38.72%	38.72%

Certification by Responsible Accounting Officer

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

Governance and Administration Matters - 26 August 2025

ITEM 8.4 2025-2026 Community Grants Program

AUTHOR **Community Services**

SUMMARY

- The purpose of this report is to recommend the allocation of \$621,847 funding from Council's Community Grants Program to 129 community programs in accordance with the adopted policy framework.
- The 2025/26 Community Grants and Events Sponsorship Program opened on Monday 2 June and closed on Monday 30 June 2025. The program was widely advertised through community networks, notification emails, social media and on Council's website.
- An online information session was held on Thursday 12 June and at the close off time on Monday 30 June, 159 applications were received seeking a total of \$1,254,592.
- This report presents the recommended funding amounts for each application after the assessment process has been completed for Council's consideration and adoption. The report also lists in Attachment 1, organisations that have been placed in the Annual Fee Waiver/Subsidy Category through previous Council resolutions.

RECOMMENDATION

That Council approve the allocation of the 2025-2026 Community Grants Program as outlined in Attachment 1.

ATTACHMENTS [Click here for attachment](#)

1. 2025-2026 Community Grants Recommendations Summary

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- The Community Grants Program operates under the Community Development and Capacity Building service listed within Council's Operational Plan.
- Recommendations of this report comply with Council's Community Grants and Events Sponsorship Policy and funding category guidelines.
- In terms of Code of Conduct, applications were assessed by Council Officers and Council's Grants Assessment Committee. The Committee, which was observed by a Council Probity Officer, consisted of the Mayor, Councillors Abu-Samen, Cahill, Harika, Lindsay, Walther, Zakhia and Council staff with declarations made and managed at appropriate times.

STRATEGIC IMPACT

- Funds for the Community Grants and Events Sponsorship programs are available in Council's adopted Operational Budget for 2025/26.
- On 22nd July 2025 Council approved cash support from the City of Canterbury Bankstown's Community Grants allocation for \$20,000 for the 2025 Lebanese Film Festival and \$17,000 for Padstow Carols by Candlelight 2025. These allocations have been added into Attachment 1.
- In accordance with exercising its function under the *Local Government Act 1993 section 356*, Council provides financial assistance under its Community Grants and Sponsorship Policy to community groups, not-for-profit organisations and other eligible applicants to support the provision of programs and services that:
 - Respond to an identified community need or generates benefit to the community.
 - Contribute to the building of stronger communities by increasing capacity, harmony and social cohesion; and
 - Are in accordance with Council's strategic objectives.
- Council will only provide funding under this Policy if it is satisfied the funding will be used for a purpose that is in the best interest of the community of Canterbury-Bankstown.
- Financial assistance granted by Council under this Policy is not intended to subsidise the day-to-day operations or functions of eligible community groups and non-profit organisations and is not to be treated as a source of recurrent funding.

DETAILED INFORMATION

Council's Community Grants and Event Sponsorship Program is highly valued by local Community Organisations as a source of funds to enable them to value add to their services and channel resources towards needs and issues that are impacting on residents in our local community. It also helps to increase participation in sport and recreation, arts and culture and in local community celebrations and events.

Under the program applicant organisations could seek funding within five categories:

- Community;
- Arts/Cultural;
- Youth;
- Sport and Recreation; and
- Events

Each category has a specific set of guidelines that includes the outcome priorities that are being targeted by this funding round.

Council also allocates Subsidies and Fee Waivers through the Community Grants and Event Sponsorship Program. These are made up of historical commitments from the former Bankstown and Canterbury Councils and other relevant arrangements.

For this year, Council is again trialling an 'Outcomes Framework' for the Community category. Here, applicant organisations have chosen from a list of 22 Priority Outcomes on which they will collect data for their programs on, in order to assess the effectiveness of the funding. These Priority Outcomes have been grouped under skills based, capacity building and community connections.

The general priorities for the Community Grants Program were set utilising information from Council's annual Social Planning Workshops and issues that were raised in the creation of Council's Creative City Strategic Plan 2019-29.

This year applications opened on 2 June and closed on 30 June 2025. posted on Council's website, social media and emailed to local community networks and a listing of agencies who have requested information.

An information session was held on 12 June and attended online by 30 participants. Here an overview of the program, instruction on registering into the online platform and the application process was provided and any questions answered. The information session was recorded and placed on Council's website so applicants who missed the session could access the information.

Many groups were supported by Council Officers to complete their applications with one-on-one instruction, follow ups seeking missing information and any general enquiries.

A total of 159 applications were received seeking \$1,254,592, which represents a ratio of \$2.21 being requested for every \$1 available through this year's Program.

Applications were assessed through a number of staff workshops focusing on an organisation's capacity to deliver on the outcome/s identified in their proposal. The Grants Assessment Committee then met in order to finalise the recommendations outlined in the report Attachment 1.

Following the Council's determination of the report, notifications will be sent to both successful and unsuccessful applicants. Those who are successful will be required to sign a Funding Agreement that outlines their requirements for delivering the programs, acknowledging Council's contribution and reporting.

Governance and Administration Matters - 26 August 2025

ITEM 8.5 **EV Charging Plan**

AUTHOR **City Future**

SUMMARY

- In June 2023 Council resolved to develop an Electric Vehicle Charging Strategic Plan to support our community with the uptake of EV's as we transition to zero-emission (Attachment 1).
- Since that time there has been several changes in the market, technology and Government legislation and policy prior to forming a position for Council.
- Following extensive work, including collaboration with surrounding Councils and SSROC, a Draft Electric Vehicle Charging Action Plan (The Plan) was placed on exhibition.
- The purpose of this report is to provide a summary of the community feedback received on the Plan and outline next steps for implementing the actions.

RECOMMENDATION That -

1. Council notes the feedback received during the community engagement period for the Electric Vehicle Charging Action Plan.
2. Council endorsed the Electric Vehicle Charging Action Plan (Attachment 1).

ATTACHMENTS [Click here for attachments](#)

1. DRAFT Electrical Vehicle Charging Plan
2. Community Comments EV Action Plan

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- Council is committed to an evidence-based approach in responding to climate change and working towards net zero emissions by 2050 through innovation and efficient use of resources.
- Council's Operational Plan 2025/26 Service 7 Climate and Resilience, identifies the installation of additional EV Chargers for community use to support increased uptake of electric vehicles.
- The work is consistent with previous resolutions of Council and adopted policy positions, such as the Environmental Sustainability Policy, Resilient CBCity Strategic Plan, Bankstown Complete Streets, and Council's Local Strategic Planning Statement - Connective City 2036.
- The transformational nature of this project delivers on the aspirations of the Community Strategic Plan, CBCity 2036, and contributes to the goals set out in the City destinations of Clean and Green and Liveable and Distinctive.

STRATEGIC IMPACT

- There is no financial impact as a result of this report.
- Actions will be separately assessed, funded and implemented through future Operational Plans.
- For example, funding for the "Electrifying the City" project for the purchase, installation and operation of electric vehicle charging infrastructure (EVCI) has been provided by the Western Sydney Infrastructure Program Grant (formerly WestInvest) and made available through the 2025/26 capital works program.

DETAILED INFORMATION

Purpose

- The purpose of this report is to provide a summary of the community feedback received on the Draft Electric Vehicle Charging Action Plan (the Plan) and outline next steps.

Background

- The provision of Electric Vehicle Charging Infrastructure (EVCI) on public land has been a topic of debate for several years.
- The NSW State Government has actively promoted kerbside EVCI as a primary solution for achieving its targets. To support this initiative, it has offered co-funding grants to councils and commercial charge point operators (CPOs), to implement various kerbside charging solutions including advertising. Additionally, the NSW Government has amended the State Environmental Planning Policy (Transport and Infrastructure) 2021, to allow supply authorities and public authorities to install EVCI without requiring Council consent.
- While Council recognises the importance of EVCI as the transition to net zero continues, there are concerns over its potential impact and privatisation of the public domain.

The Draft Electric Vehicle Charging Action Plan.

- The development of the Plan has involved extensive research, reviewing other council approaches, internal consultation and evaluation of Council's role in permitting EVCI on public land, such as on-street kerbside locations.
- To establish a clear path forward, the Draft Electric Vehicle Charging Action Plan has examined the roles of commercial CPOs and third parties, the NSW Government and Council. It considers our city's demographics, vehicle registrations, and the locations of current and planned EVCI across CBCity. In addition, the Plan reviews relevant legislation, planning, and available EVCI options for residents that lack easy access to off-street home charging.
- The Plan contends that state and federal governments, energy providers, vehicle manufacturers and large commercial operators (e.g. clubs and shopping centres) have the primary responsibility for rolling out EV charging infrastructure.
- However, it also acknowledges Council's dual role in supporting the transition to low emission vehicles while ensuring accessibility and maintaining the public domain's amenity.
- Prioritising *off-street EV charging* (rather than on street EVCI) is recommended for the following reasons:
 - Protection of the limited (on-street) public domain
 - Fewer than 1% of Canterbury-Bankstown private and business vehicles are EVs
 - Planned installation of additional off-street EVCI in late 2025 at 15 council facilities and car parks through the "*Electrifying the City Grant*", and
 - The continued roll-out of off-street commercial EVCI.

- The Plan identifies key areas of action in the short to medium term that are within the Council's control, aiming to achieve a balanced approach to coordinating EVCI across the City.
- In the short-term Council will increase the number of chargers at Council facilities and carparks. It will continue to encourage CPOs to provide off-street EVCI in suitable locations such as service stations, private car parks and shopping or entertainment centres.
- Additionally Council places a high priority on community education and the implementation of development control plans that facilitates EV charging in all new developments across the City.

Councillor Briefing

On 12 August a Briefing was held which provided Councillors the opportunity to discuss and contribute to the Plan.

Public Exhibition

- The Draft Electric Vehicle Action Plan was publicly exhibited from 6 June – 4 July 2025 to gather community and stakeholder feedback. Engagement was conducted via the *Have Your Say* website, social media, eNews, and direct emails. Key outcomes of the consultation were:
 - **546** page visits, **416** unique visitors
 - **59** EV survey responses
 - **35** written comments
 - **3** email submissions from EV industry stakeholders
- Of the 35 written submissions received:
 - 74% supported the Plan
 - 17% opposed it; 9% were neutral
- From the survey (59 responses):
 - 68% were EV owners; most charge at home
 - 90% cited limited charger availability as a key issue
 - 90% supported off-street EV charging; 70% supported on-street in suitable locations
 - 52% believed Council should play a role in EV infrastructure to support net zero goals
- Below is a summary of the key themes from the submissions and a response

Topic	Community Feedback	Council Response
Council's Role	Mixed views – some support, others prefer market-led approach	Council will deliver infrastructure using grants only, with cost-recovery pricing. Role may scale back as industry matures.
Charging Locations	Strong support for off-street (car parks), some support for on-street near apartments	Off-street will be prioritised due to lower impact on public space

Topic	Community Feedback	Council Response
Charging Speeds	Need for both Level 2 and rapid chargers	Council will support the rollout of various level chargers.
Other Suggestions	Fines for overstaying, non-EVs in EV bays, support for strata buildings	Council will publish EV charging information and guidelines online

- There were 3 Industry Submissions with industry stakeholders praising Council's leadership and urged a stronger role in supporting EV uptake. Recommendations included:
 - Prioritising kerbside charging
 - Strategic deployment in public spaces
 - Partnerships with commercial operators to ensure equity and competition.
- Attachment 2 is the detailed EV Charging Action Plan Community Comments.
- There were no amendments made to the Plan following the exhibition period.

Next Steps:

- Subject to Council adopting the Plan the following next steps are proposed:
 - Publish consultation summary on *Have Your Say*.
 - Share EV charging information via Council website.
 - Progress "Electrifying the City" rollout at 15 off-street locations.
 - Monitor EV adoption and charger usage.

9 SERVICE AND OPERATIONAL MATTERS

The following items are submitted for consideration -

- | | | |
|-----|--|-----|
| 9.1 | Removal of Restriction on Title numbered 4, 1 at 842 Hume Hwy, Bass Hill | 115 |
| 9.2 | Cooling down on our hottest days | 119 |

Service and Operational Matters - 26 August 2025

ITEM 9.1 **Removal of Restriction on Title numbered 4, 1 at 842 Hume Hwy, Bass Hill**

AUTHOR **Planning**

SUMMARY

- The purpose of the report is to seek Council's approval to remove an existing restriction registered on title for the property which states, amongst other things, that no further subdivision of the site is permitted.
- In order for the restriction to be removed, as Council is noted as the only authority allowed to release, vary or modify the restriction, elected Council must resolve to allow this to happen, in accordance with section 377 of the *Local Government Act, 1993*.
- Release of the restriction is supported as it reflects the planning controls that apply today and is consistent with the conditions that have been imposed on the property under Development Consent RE-737/2020/1

RECOMMENDATION That -

1. Council consents to the extinguishment of the restriction numbered 4, 1 on Lot 12 in DP 872771 for 842 Hume Hwy, Bass Hill on the terms outlined in the report.
2. The Mayor and Chief Executive Officer sign all documentation, as required.

ATTACHMENTS

Nil

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- The proposed approach to releasing a restriction for which Council is the only authority empowered to release, vary or modify that restriction, aligns with the objective of Council's Delivery Plan of 'Leading and Engaged' by demonstrating Council's commitment to open governance and compliance with Council's Instrument of Delegations and the *Local Government Act, 1993*.

STRATEGIC IMPACT

- There will be no strategic impact or any long-term or ongoing recurrent financial implications for Council;
- This recommendation does not have any impact on our community other than to allow improvements to be made to the property in accordance with the development consent and our planning controls.

DETAILED INFORMATION

Purpose

- The purpose of the report is to seek Council's approval to remove an existing restriction registered on title for the property which states that no further subdivision of the site is permitted, as well as listing other planning controls (including Floor Space Ratio, number of storeys, amount of private open space and car parking location) that are not required to be listed as restrictions on the title.
- The restriction reads as follows:
 1. Terms of Restriction as to user fourthly referred to
 - a) No building erected on the lot shall exceed the floor space of 0.5:1.
 - b) No building shall exceed two stories.
 - c) Any building erected shall have a private open space of a minimum of 50 square metres and minimum dimensions of 4.5 metres.
 - d) Any building erected shall provide car parking behind the building line in accordance with the Council's parking code.
 - e) No further subdivision is permitted.
- In order for the restriction to be removed, as Council is noted as the only authority allowed to release, vary or modify the restriction, elected Council must resolve to allow this to happen, in accordance with section 377 of the *Local Government Act, 1993*.

Background

- On 13 October 2021, Council approved development application no. RE-737/2020/1, which sought consent for works at 842 Hume Hwy Bass Hill, described as "demolition of existing structures, construction of an attached two storey dual occupancy with Torrens title subdivision and front fence".
- The site is affected by a restriction on the use of land which was registered on 12 November 1997, as detailed above. The restriction reflected the planning controls in force at that time, under Bankstown Planning Scheme Ordinance 1979 and Bankstown Development Control Plan No. 1. In particular, there was a State-wide restriction on the subdivision of dual occupancy developments at that time, which did not permit them to be subdivided under Torrens title, hence the imposition of restriction e) above. This State-wide restriction was lifted by the NSW State Government in 1998, meaning that restriction e) on the subject site is no longer relevant or applicable. Council has been consistently approving the Torrens title subdivision of dual occupancy developments since the change was made to State Government policy in 1998.
- When Development Application No. RE-737/2020/1 was lodged on 1 February 2021, the applicable planning controls were Bankstown Local Environmental Plan 2015 and Bankstown Development Control Plan 2015. The Bankstown LEP 2015 permitted the subdivision of attached dual occupancies into lots as small as 250sq m.

- The development application was assessed as being compliant with the planning controls and was approved, including the Torrens title subdivision of the dual occupancy into two lots. The approval was granted on a deferred commencement basis, subject to the following deferred commencement condition requiring the extinguishment of the restriction, which reads as follows:
A1. The restriction on User No. 4, 1, e) on title to Lot 12 DP 872771 is to be extinguished from such title. This restriction states, “no further subdivision is permitted”.
- Council has approved the removal of restrictions similar to this in the past, with recent examples at:
 - 164 Greenacre Rd Bankstown (Ordinary Meeting 27 February 2024),
 - 1 Clapham Rd, Regents Park (Ordinary Meeting 24 October 2023), and
 - the Riverlands Development in Milperra (Ordinary Meeting 25 February 2025).

Discussion

- The proponent has now applied to remove this restriction by lodging an application with Council (LTD-28/2025). Typically, release of a restriction occurs through Section 88E of the *Conveyancing Act, 1919* and is endorsed by Council’s authorised officers under delegated authority. However, a restriction which benefits Council is not a matter that can be delegated to authorised officers, in accordance with section 377 of the *Local Government Act, 1993*. As such, a resolution of Council is required for the release of the existing restriction.
- The applicable planning controls in force today are the Canterbury Bankstown Local Environmental Plan 2023, and Canterbury Bankstown Development Control Plan 202. The Canterbury Bankstown LEP 2023 permits the subdivision of attached dual occupancies into lots as small as 250sq m, under Clause 4.1A(3)(a). It also permits dual occupancies to have one parking space forward of the front budding line. The maximum FSR and height limits remains the same (0.5:1 and 2 storeys, respectively), and the minimum private open space is now 80sq m within a 5m minimum dimension.

Recommended Approach

- The process for the release or registration of restrictions on title where Council’s endorsement is required is through Land Title Dealing applications (LTD’s). In accordance with the conditions of the development consent, the proponent is requesting that Council endorse the section 88E instrument for the release of the existing restriction which limits the further development and subdivision of the site. This restriction is item 4, 1 in Deposited Plan DP 872771. This is being managed under Land Title Dealing application number LTD-28/2025. As Council is the prescribed authority which benefits from the restriction, Council must resolve to release the existing restriction.
- The release of the restriction reflects the planning controls that apply today and is consistent with the conditions that have been imposed on the development consent RE-737/2020/1. Council’s Development Unit supports the application.

Service and Operational Matters - 26 August 2025

ITEM 9.2 Cooling down on our hottest days

AUTHOR **Community Services**

SUMMARY

At the Ordinary Council Meeting held on 17th June Council the following resolution was adopted:

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

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

This report responds to the considerations listed in this resolution.

RECOMMENDATION That -

1. Council notes the high-level feasibility report into:
 - the possible extension of operational hours of its Leisure and Aquatic Centres and Libraries on days when the temperature exceeds 30+ degrees Celsius,
 - Free entry into Leisure and Aquatic Centres on these days, and
 - Obligations under the NSW Local Government State Award and impacts on staff.
2. A briefing be provided to Councillors to further explore possible recommendations.

ATTACHMENTS [Click here for attachment](#)

1. NoM Hottest Days in the Past Year 2024-2025

INTEGRATED PLANNING AND REPORTING ALIGNMENT

CBCITY Delivery Plan 2025-29

- **Clean and Green** – a cool, clean and sustainable City with healthy waterways and natural areas.
Issue – The City's ability to respond to the growing impact of climate change and extreme weather.
- **Healthy and Active** – a motivated City that nurtures healthy minds and bodies.
Issue - Maintenance of recreational spaces and facilities is resource intensive and costly, and maintenance of outdoor facilities is challenged by extreme weather.

Operational Plan 2025/26 alignment with the following services:

- CG6 - Keep City clean and cool - Community Development and Capacity Building Service.
- SS1 – Provide high quality community services and buildings – Aquatic Services.
- HA2 – Promote healthy eating and active lifestyles – Parks and Open Space.

The costs of this resolution are not included in the Operational Budget 2025/26.

Community impacts will generally be around the extended hours of the services such as:

- Noise and lighting later into the evening at Leisure and Aquatic Centres and patrons leaving in cars.
- Libraries will generally have later noise into the evening with patrons leaving in cars.

STRATEGIC IMPACT

Resilient CBCity Strategy - One of the biggest stressors for CBCity is increasing extreme heat. Heatwaves impact more on vulnerable people in our community and have flow on effects including soaring demands for energy, water and health services. This is a serious consideration for the future, given our climate is getting hotter. The number of days per year over 35 degrees recorded by the Bankstown Airport weather station has increased from five days in 1970 to 18 days in 2019.

Environmental Sustainability Policy - A person-centred approach to building heat-resilience requires collaboration with organisations and professionals working with at-risk individuals including community services, aged care and disability workers, healthcare providers and children.

Urban Heat Study was conducted in July 2020. CBCity has some of the highest levels of Heat Vulnerability (measure of population density / heat values and socio economics).

DETAILED INFORMATION

Purpose

The purpose of the report is to provide:

- A high-level feasibility report on the extension of operational hours at Council Libraries and Leisure and Aquatic Centres on days when the temperature exceeds 30 degrees Celsius.
- Financial implications for allowing free entry to Council Leisure and Aquatic Centres on days when the temperature exceeds 30 degrees Celsius.
- Listing considerations in regard to any obligations under the NSW Local Government State Award and any real impacts on Council staff workload and personal lives.

Background

- Hottest days 2024 – 2025 financial year. During this year, temperatures reached 30+ Celsius for 41 days and the hottest part of the day from 2pm-4pm.
- This NoM refers to Max Parker Leisure and Aquatic Centre, Roselands Leisure and Aquatic Centre, Birrong Leisure and Aquatic Centre and Greenacre Splash Park.
- A Review has been undertaken of attendances at these facilities on the 20 hottest days above 30 degrees Celsius including entry fees and secondary spending.
- Council's Leisure and Aquatics Customer Management System 'Intelli' does not provide hourly attendance measures, just daily totals and fee category break downs such as Direct Debit, Casual Adult, Concession and Child etc.
- Observations from Council staff have been used to estimate attendances at Greenacre Splash Park.
- Observations from Council's staff have been used with attendances at Council's Libraries, and it is proposed to only utilise the five main Libraries that are distributed across the LGA, these being Bankstown, Campsie, Lakemba, Panania and Riverwood Library and Knowledge Centres.
- Note it is not possible to increase the operational hours of the Riverwood Library and Knowledge Centre on weekdays at present, without amending the current Development Consent conditions.

Discussion

Operational Assessment

Max Parker Leisure and Aquatic Centre, Roselands Leisure and Aquatic Centre and Birrong Leisure and Aquatic Centres current operational hours

Monday to Friday 5am – 8pm **so on a 30 degree plus day, extend to 9.00pm.**

Saturday & Sunday 6am – 6pm **so on a 30 degree plus day, extend to 8.00pm.**

Greenacre Spray Park

Current operational hours 10.00am – 6.00pm so on a 30 degree plus day, extend to 8.00pm.

Monday to Sunday from beginning of September to the end of March.

Current operational hours for Libraries and Knowledge Centres:

- **Bankstown Library and Knowledge Centre**
 - Mon - Fri 9.30am – 8.00pm – **no change.**
 - Sat 9.30am - 4.00pm **so on a 30 degree plus day, extend to 7.00pm.**
 - Sun 1.00pm – 4.00pm **so on a 30 degree plus day, extend to 7.00pm.**
- **Campsie Library and Knowledge Centre**
 - Mon - Fri 9.30am – 8.00pm – **no change.**
 - Sat 9.30am - 4.00pm **so on a 30 degree plus day, extend to 7.00pm.**
 - Sun 2.00pm - 5.00pm **so on a 30 degree plus day, extend to 7.00pm.**
- **Riverwood Library and Knowledge Centre**
 - Mon, Tues, Thurs 9.30am – 8.00pm – **no change.**
 - Wed, Friday 9.30am – 5.00pm – **no change.**
 - Sat 10.00am - 1.00pm **so on a 30 degree plus day, extend to 7.00pm.**
 - Sunday closed **so on a 30 degree plus day, extend to 1.00 - 7.00pm.**
- **Lakemba Library and Knowledge Centre**
 - Mon, Tues, Thurs 9.30am – 8.00pm – **no change.**
 - Wed, Friday 9.30am – 5.00pm **so on a 30 degree plus day, extend to 8.00pm.**
 - Sat 10.00am -1.00pm – **no change.**
 - Sunday closed – **no change.**
- **Panania Library and Knowledge Centre**
 - Mon, Tues, Thurs 9.30am – 8.00pm – **no change.**
 - Wed, Friday 9.30am – 5.00pm **so on a 30 degree plus day, extend to 8.00pm.**
 - Sat 10.00am -1.00pm **so on a 30 degree plus day, extend to 7.00pm.**
 - Sunday Closed **so on a 30 degree plus day, extend to 1.00 - 7.00pm.**

Financial Analysis

Leisure and Aquatic Centres

Income lost due to free entry / day

- Birrong Leisure & Aquatic Centre - \$6,870
- Max Parker Leisure & Aquatic Centre - \$4,486
- Roselands Leisure & Aquatic Centre – \$4,176

Centre Staff costs / day – Lifeguards x 3, Duty Manager x 1, Customer Service Officer x 2

- Weekday additional 1 hour \$243
- Saturday additional 2 hours plus 25% loading \$968
- Sunday additional 2 hours plus 50% loading \$1,161

Security Guards 2 per Centre / day (Costs TBC)

- Weekday additional 1 hour \$113
- Saturday additional 2 hours \$276
- Sunday additional 2 hours \$276

Greenacre Splash Park Lifeguard x 1 and Duty Manager x 1 override costs / day

- Weekday additional 1 hour \$78
- Saturday additional 1 hour \$100
- Sunday additional 1 hour \$118

Using the above figures the costs of operating ALL Leisure and Aquatic Centres including Greenacre Splash Park can be calculated as follows:-

Weekday

Income Loss	15,532
Wages	321
Security	113
Total	<u>\$15,966</u>

Saturday

Income Loss	15,532
Wages	1,068
Security	276
Total	<u>\$16,876</u>

Sunday

Income Loss	15,532
Wages	1,279
Security	276
Total	<u>\$17,087</u>

So then applying these figures to the 40 days last financial year, the total costs and income loss would be up to:

Financial Summary

Details	Details	Total \$
30 Weekdays	\$15,966 per Weekday	478,980
10 Weekend Days	\$17,087 per Weekend	170,870
Total		649,850

Notes

- Details in ATTACHMENT 1.
- Income lost is not calculated at a total loss for the day, it is calculated at a loss of 60% of the day's income at that Centre.
- Only one of the Top 20 Hottest days last financial year occurred on the weekend.
- Greenacre Splash Park is unsupervised, but it will cost 1 hour for a Lifeguard to override the computerised watering system at closing time.
- Secondary spend such as kiosk purchases will not be impacted significantly as Centres would usually be full or close to full 'Bather Load Capacity' with paid entries. Data used was from records for 20 hottest days in past financial year.
- Need to confirm Security Costs arrangements if Security Guards are required to stay and it is unplanned.
- These are direct costs only; they do not include oncosts which can be an additional 35% when applied to the staff wages component.
- No additional utilities costs such as electricity, water or chemicals have been included at this point.
- Centre Bookings such as school swimming carnivals, enrolments in Learn to Swim programs etc will be given priority admission.

Using the above figures the costs of operating ALL Library and Knowledge Centres can be calculated as follows:-

Library and Knowledge Centres

Weekday

Wages	1,200
Security	678
Total	<u>\$1,878</u>

Saturday

Wages	4,800
Security	3,864
Total	<u>\$8,664</u>

Sunday

Wages	4,500
Security	4,416
Total	<u>\$8,916</u>

So then applying these figures to the 40 days last financial year the total costs would be up to:

Financial Summary

Details	Details	Total \$
30 Weekdays	\$1,878 per Weekday	56,340
10 Weekend Days	\$8,790 (Average for Sat/Sun)	87,900
Total		144,240

Notes

- Details in ATTACHMENT 1.
- Only one of the Top 20 Hottest days last financial year occurred on the weekend.
- Need to confirm Security Costs arrangements if Security Guards are required to stay and it is unplanned.
- These are direct costs only; they do not include oncosts which can be an additional 35% when applied to the staff wages component.
- No additional utilities costs have been included at this point.

On that basis, the financial impact when combining both the Libraries and Knowledge Centre and Leisure and Aquatic Centre Services would be as follows:

Financial Summary

Details	Total \$
Leisure and Aquatic Centres	649,850
Libraries and Knowledge Centres	144,240
Total	794,090

Regulatory and Compliance Review

Councils Leisure and Aquatic Centre Bather Loads

Leisure & Aquatic Centre's adhere to the Guidelines for Safe Pool Operation (GSPO) and use bather loads to establish bather capacity.

- Birrong Leisure & Aquatic Centre - 1,091 patrons
- Max Parker Leisure & Aquatic Centre – 730 patrons
- Roselands Leisure & Aquatic Centre – 858 patrons

Pool closures

If pools are closed due to:

- Contaminations, Bather loads will need to be adjusted, or
- adverse weather such as lightning our Safety Plans still apply.

Pool Supervision Plans

Supervision plans around recreation swimming at night will need to be reviewed. Our Centres currently don't have risk assessments around recreation swimming during the night.

Entry Process

A process to enact this free entry and associated parameters would need to be developed. This would involve the delegation from the CEO implement this arrangement and appropriate signage etc on the day.

Development Approval conditions

A review of the Development Approval conditions has been undertaken, and the following advice has been provided:

- Bankstown Library - no conditions of consent relating to the hours of operation for the use of the Library were noted on the relevant Development Approvals.
- Chester Hill Library - no conditions of consent relating to the hours of operation for the use of the Library were noted on the relevant Development Approvals.
- The Campsie Library is silent of hours of operation, thereby permitted unrestricted hours.
- The Riverwood Library relies upon DA-61/2015, as modified. Condition 6 in DA-61/2015/A (file 930/13D Part 5) restricts the hours of operation for the Library to: 7am-8pm (Mon & Thurs); 7am-5pm (Tues, Wed & Fri); 7am-4pm (Sat); 1pm-4pm (Sun) and closed on Public Holidays **so could not operate on extended hours during the week but could be used on the weekends.**
- A similar review of Development Approval conditions is being undertaken for Council's Leisure and Aquatic Centres and the Greenacre Spray Park.

Industry Experience and Comparative Analysis

Sydney City Council report 17th February 2025

Council note:

- (i) Snowy Valley Council undertook a trial in 2017 providing free entry to their 5 Council owned and operated pools that resulted in:
 - a) an increase in visits to their facilities of 23%;
 - b) an increase of 241% to income generated by the facilities, via sales at cafes within the pools, delivery of swimming lessons, aquarobics classes, and a paid after-hours entry pass; and
 - c) no substantial change to operating costs, with just a small 1.5% increase recorded;
 - d) Increase in anti-social behaviour in Centres introduced entry fees at Tumut and anti-social behaviour dropped.
- (ii) Tamworth Council is currently trailing free pool entry over the current summer holidays, with an overwhelmingly positive response from the community thus far, with a report due to be tabled to Council sometime later this year.
 - a) this was on selected days with 24 free days across 5 Centres.
 - b) increased attendances.
 - c) addressed community water safety issues with swimmers in unsupervised rivers and dams.

- (iii) A number of other regional Councils such as Campaspe Shire, Central Goldfields Shire, Hepburn Shire, Mildura Rural City Council, Mitchell Shire Council, Buloke Shire and many more offer some form of free entry to their pools.
- (iv) Melbourne City Council recently moved towards free entry after enacting \$2 entry fees for all of their pools in addition to offering free swimming lessons, recognising the initiative will support community health, wellbeing, and safety; and Council 17 February 2025.
- (v) Brisbane City Council also now has moved towards free entry, with pool entry fees reduced to just \$2 during the summer season to huge popularity and success.

Orange City Council Trial 2022/23

Staff at Orange Aquatic Centre were subjected to personal threats and abusive behaviour during a period of free entry.

Council lost income from centre attendances.

Orange City Council had to spend \$30,000 to hire security guards to keep lifeguards and patrons safe.

The Council will decide later this year, if the free entry period will be offered next summer.

Inner West Council February Meeting

Council Officers bring a report to a future Council meeting including budget parameters for running a trial providing free pool entry at Inner West Council Aquatic Centres and Pools during the summer with the days to be determined by Council Staff in accordance with operational requirements. This will include but is not limited to days where the temperatures are expected to be +33 degrees Celsius.

Staffing Implications and Impacts on Staff

Staff Impacts

- 90% of Leisure and Aquatic Staff are casual.
- Staff rostering is applied monthly in advance to ensure staff have ample notice. These potential changes will result in a significant reduction of this notification period.
- This operational reactivity will possibly lead to increased limited availability of these casual staff.
- If these 30 + days are consecutive, it will put strain on staff and Council obligation requiring staff to have a 10-hour break after completing this overtime between shifts.
- Anti-social behaviour has been an issue in a number of other Council trials that have been undertaken.
- On such days, Council staff are advised to try to work in shaded areas, take more regular breaks, stay hydrated and if possible, find less strenuous work.
- Staff Leaders in these service areas would review Social and Emotional Well-being Profiles to try to identify any issues.

10 COMMITTEE REPORTS

The following items are submitted for consideration -

10.1 Minutes of the First Peoples Advisory Committee Meeting held on 30 July 2025	131
10.2 Minutes of the Traffic Committee Meeting held on 12 August 2025	135

Committee Reports - 26 August 2025

ITEM 10.1 **Minutes of the First Peoples Advisory Committee Meeting held on 30 July 2025**

AUTHOR **Corporate**

SUMMARY

- Council resolved to establish its Advisory Committees on 3 December 2024.
- The purpose of this report is to consider the minutes of the First Peoples Advisory Committee meeting held on 30 July 2025.
- The recommendations and requested Council actions of the First Peoples Advisory Committee are listed in the Detailed Information section of this report.

RECOMMENDATION That

1. Council advocate on behalf of the First Nations Cultural Hub and Resource Centre and consider a suitable alternate venue for the Hub.
2. The minutes of the First Peoples Advisory Committee meeting held on 30 July 2025 be endorsed.

ATTACHMENTS [Click here for attachment](#)

1. Minutes of the First Peoples Advisory Committee meeting held on 30 July 2025

INTEGRATED PLANNING AND REPORTING ALIGNMENT

- 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

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

DETAILED INFORMATION

The recommendations and requested Council actions of the First Peoples Advisory Committee are listed below.

ITEM 10: FIRST NATIONS CULTURAL HUB AND RESOURCE CENTRE

A copy of the Term 3 (July to September) activities booklet was provided to Advisory Committee members.

Council has received notice that the State Government will be compulsory acquiring the site in West Terrace, Bankstown and is yet to advise move-out date. Council is looking for an alternate building for programs and activities.

RECOMMENDATION

THAT Council advocate on behalf of the CBCity First Nations Cultural Hub And Resource Centre, and consider a suitable alternate venue for the Hub.

CHIEF EXECUTIVE OFFICER'S COMMENT

An alternate venue for the First Nations Cultural Hub And Resource Centre will need to be considered by Council as part of its preparation of the 2026/27 Operational Plan.

Committee Reports - 26 August 2025

ITEM 10.2 **Minutes of the Traffic Committee Meeting held on 12 August 2025**

AUTHOR **City Assets**

SUMMARY

- Attached are the minutes of the Canterbury-Bankstown Council Local Traffic Committee meetings held on 12 August 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 12 August 2025, be adopted.

ATTACHMENTS [Click here for attachment](#)

1. Traffic Committee Minutes | 12 August 2025

INTEGRATED PLANNING AND REPORTING ALIGNMENT

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

STRATEGIC IMPACT

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

11 NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

The following items are submitted for consideration -

11.1	Status of Previous Notices of Motion - August 2025	139
11.2	Remembering Col Joye - Councillor David Walsh	141
11.3	Tax Exemption - Councillor Harry Stavrinos and Saud Abu-Samen	143
11.4	New Greener Developments - Tree Planting Requirements – Councillor Saud Abu-Samen	145
11.5	An enduring memorial to Col Joye - Councillor Wendy Lindsay	147
11.6	Recognising 40 Years of Padstow Community Care - Councillor Jennifer Walther	149
11.7	Investigate Gas Ban in Canterbury Bankstown - Councillor Conroy Blood	151
11.8	Comprehensive Concept Design Report - Councillor Barbara Coorey	153
11.9	Demolition Contingency and Services Transition - Councillor Barbara Coorey	155
11.10	Integrated Procurement Process - Councillor Barbara Coorey	157
11.11	Funding and Floor Space Allocation Report - Councillor Barbara Coorey	159
11.12	Councillor Questions - Councillor Barbara Coorey	161

Notice of Motions & Questions With Notice - 26 August 2025

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

AUTHOR **Chief Executive Officer**

ISSUE

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

RECOMMENDATION

That the information be noted.

ATTACHMENTS [Click here for attachments](#)

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

Notice of Motions & Questions With Notice - 26 August 2025

ITEM 11.2 Remembering Col Joye

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

“That Council:

1. Pays tribute to the late Australian Music legend Col Joye, who was born and raised in East Hills, and brought joy to millions of people worldwide.
2. Considers appropriate options on how we can best recognise his achievements and contributions to both the music industry and to our City.
3. Further considers an appropriate way to honour his late father George Jacobsen who was a key activist in achieving the Georges River National Park.”

BACKGROUND

Col Joye was 89 when he passed away recently, however, his memory and music will live on alongside some of Australia’s greatest rock ‘n roll performers.

Born Colin Frederick Jacobsen, in 1936 in a modest house in East Hills, he left school at the age of 14 and worked as a jewellery salesman before deciding to pursue a career in music and entertainment.

He changed his name after visiting a clairvoyant and started performing and recording in the late 50s with his backing band which also included his brothers Kevin and Keith.

At the start he managed the group and ran his own dancers, drawing crowds of 2500 kids to the Bankstown Capitol every Saturday night, with about 20 bouncers trying to stop brawls.

As the years rolled on, he had a string of hit records on the local and national charts and was the first Australian pop artist to hold a No 1 record nationwide. Hits including “Yes Sir That’s My Baby” and “Heaven Is My Woman’s Love”.

Remembering his influence on the teenagers during the late 50s, one writer stated: there have been many stars who have given girls conniptions of the heart, though the undisputed king of the teen scene in Australia was Col Joye.

He was a regular on shows like Bandstand, toured overseas including Japan and New Zealand, and travelled and performed interstate and throughout country NSW. He never forgot his grass roots performing at local clubs and appearing regularly at one of his favourites the Revesby Workers Club.

While Col pursued his career, his late father George Jacobsen, was a key activist in preserving our natural environment and the group he belonged to was instrumental in achieving the Georges River National Park.

Col Joye and his family are true locals and we should be proud to call them our own.

FINANCIAL IMPACT

There is no financial impact from the motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact from the motion as written.

Notice of Motions & Questions With Notice - 26 August 2025

ITEM 11.3 Tax Exemption

We, Councillor Harry Stavrinou and Councillor Saud Abu-Samen hereby give notice that at the next Ordinary Meeting of Council we will move the following motion:-

“That Council write to the Federal Treasurer of Australia, the Hon. Dr Jim Chambers MP requesting that changes be made to tax law to allow the Councillor Allowance paid to Councillors to be exempt from Income Tax.”

BACKGROUND

Councillors are elected to serve the community and take time out of their workday to service the needs of residents. In some instances, our work and businesses suffer due to our commitments being councillors. We spend thousands of dollars trying to get elected to council yet are restricted with claiming only \$1000 of these expenses per election. The allowance is meant to cover reasonable costs of ‘donating’ our time to the community, it is not an income. For these reasons I'm calling on the Federal Treasurer to make changes to the tax law exempting the councillor allowance from income tax because council is not a second job, it is a voluntary role that cost more than the allowance, we do it because we love our community and we get taxed heavily for serving our community.

FINANCIAL IMPACT

There is no financial impact from the motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact from the motion as written.

Notice of Motions & Questions With Notice - 26 August 2025

ITEM 11.4 New Greener Developments - Tree Planting Requirements

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

“That Council:

1. Review its planning rules to ensure all new single dwellings and dual occupancies include at least two canopy trees, with additional trees required on larger blocks. These rules should also require planted trees to be maintained for at least three years to help them establish.
2. Review and update Council’s Development Control Plan to make tree planting requirements clearer, more effective, and at least match the standards in the Low to Mid Rise Housing SEPP.
3. Write to the NSW Minister for Planning and Public Spaces calling for:
 - a) Enforcement of mandatory tree planting for all new dwellings and dual occupancies approved as Complying Development under the Housing Code.
 - b) Stronger tree planting rules for Low to Mid Rise Housing, including maintenance measures to ensure trees survive and contribute to urban canopy targets.
 - c) Consistent standards across the State that support local tree canopy strategies and urban greening goals.”

BACKGROUND

Our growing city needs stronger rules to protect and grow its green canopy, or we risk losing the shade, cooling and liveability that trees provide.

This motion takes a simple, practical step to keep our suburbs green, cool and liveable as they grow.

Trees are essential to urban life—they provide shade, reduce heat, improve air quality, support wildlife, and even boost property values. They are one of the most effective ways to combat the urban heat island effect and make our neighbourhoods healthier and more attractive.

Canterbury-Bankstown already requires canopy trees for new homes and duplexes approved via the Development Application (DA) process. But there is a gap in consistency. Homes and duplexes approved as Complying Development under the State’s Housing Code have different

requirements, and these fast-track approvals can result in homes being built without sufficient trees - or worse with trees removed soon after occupation.

The State's Low to Mid Rise Housing Code requires more trees on larger sites, but the rules could be strengthened to better support urban canopy targets.

This motion proposes two key actions:

- Strengthen Council's own rules, including requiring three years of tree maintenance.
- Call on the NSW Government to close policy gaps, promote consistency, and enforce mandatory tree planting with maintenance requirements.

Together, these steps will ensure every new development contributes to a greener, cooler and more sustainable Canterbury-Bankstown.

Summary of Tree Planting Requirements

Development Pathway	Tree Planting Requirement	Key Gaps / Issues
DA – Dwelling Houses	• 1 tree between dwelling and street frontage (Bankstown area). • 1 tree per 12m boundary width (former Canterbury area).	• Fewer trees than CDC requirement (only 1 tree on most lots). • No formal 3-year maintenance requirement. Inconsistent rules between Bankstown and Canterbury areas
DA – Dual Occupancies	• Same as above for dwelling houses.	• Same gaps as above.
CDC – Housing Code (SEPP-Exempt and Complying Development 2008)	• Front: 1 tree with mature height of 5m if primary road setback is greater than 3m. • Rear: 1 tree with mature height of 8m Total = 2 trees.	• Requires more trees than DA for most sites, but no scaling for larger blocks; no 3-year maintenance; limited enforcement after approval.
CDC – Low to Mid Rise Housing (SEPP -Housing 2021)	• Larger sites must plant more trees (e.g. 1 tree per 200–225m² of site area).	• Better scaling for site size, but still no maintenance requirement; planting numbers could be stronger to meet canopy targets

This Motion ensures all new housing developments, no matter how they are approved, help build a greener, cooler and more sustainable Canterbury-Bankstown.

FINANCIAL IMPACT

There is no financial impact from the motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact from the motion as written.

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ITEM 11.5 An enduring memorial to Col Joye

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

“That Council investigate options to name a community asset within the East Hills area after Col Joye as an enduring memorial and reminder of our social history.”

BACKGROUND

Col Joye AM (Colin Frederick Jacobsen) was a trailblazer in Australian music and a proud product of East Hills, where he spent his formative years on Monash Avenue. Born in 1936, he rose to prominence in the late 1950s as the frontman of the Joy Boys, becoming the first Australian pop artist to reach number one nationally. His influence extended beyond performance—he played a pivotal role in discovering and mentoring the Bee Gees, helping to elevate Australian music on the global stage.

Over the course of his career, Col Joye charted 16 singles. He was a regular on the iconic television show *Bandstand*, inducted into the ARIA Hall of Fame in 1988, and recognised as a Member of the Order of Australia in 1981 for his contributions to entertainment and philanthropy.

Despite his national fame, Col Joye remained deeply rooted in his community. He was known for his generosity and support of local initiatives. His enduring connection to East Hills and embodiment of values such as humility, hard work, and service make him a fitting figure to be honoured locally.

In recognition of his legacy, it is proposed that Council explore suitable options to name a community asset in his honour. This would serve as a lasting tribute to a man whose life and work brought pride to East Hills and joy to generations of Australians.

FINANCIAL IMPACT

There are no financial implications arising from this motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

There are no financial implications arising from this motion as written.

Notice of Motions & Questions With Notice - 26 August 2025

ITEM 11.6 Recognising 40 Years of Padstow Community Care

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

“That Council:

1. Formally recognises the 40th anniversary of Padstow Community Care and congratulates them on four decades of outstanding service to our local community.
2. Acknowledges the vital support services Padstow Community Care has provided since its establishment, particularly for vulnerable, isolated, and older residents across the Canterbury-Bankstown area.
3. Writes a letter of congratulations and appreciation to the organisation, its Board, staff, and volunteers, recognising the enormous contribution they have made to improving the wellbeing and quality of life for local residents.”

BACKGROUND

Padstow Community Care has been a beacon of compassion and support in our area since 1985, serving over 65,000 residents with dignity and care. Based in Padstow and operated by Padstow Baptist Community Church, they offer critical support services to people doing it tough, including emergency food relief, financial counselling and referrals. They also operate the Renew Community Store, which offers affordable clothing and household goods, giving people dignity and choice during challenging times.

Throughout the years, their work has quietly but powerfully transformed lives. Padstow Community Care is often the first point of call for individuals and families experiencing hardship. Their work is particularly crucial for those navigating difficult life events, whether that's sudden unemployment, illness, homelessness, domestic violence, or financial stress.

In a time of rising cost of living pressures and growing demand for grassroots support, community organisations like Padstow Community Care are more important than ever. Their work directly improves lives, reduces isolation, and ensures that no one is left behind.

Their impact is best conveyed through the words of those they've helped. A local resident shared that “they made me feel like I was someone that had value and worth... PCC have helped me so much over the years and if I hadn't had their help, my children would have gone hungry many times.”

While every story is different, what connects them all is the life-changing impact of a compassionate, community-based organisation which helps people feel seen, heard, and cared for. During COVID-19 lockdowns when grocery deliveries were delayed for 7–12 days, the organisation personally delivered essentials to isolated residents, a testament to Padstow Community Care's commitment to being present when others couldn't be.

Four decades on, Padstow Community Care have become a vital safety net for residents across our community, standing as a powerful example of what it means to look after one another. Their work reminds us that local organisations, powered by people, compassion, and purpose, are the backbone of a resilient and connected community. We are incredibly lucky to have them in our corner. So, to all the Padstow Community Care staff and volunteers from over the years, we say thank you for all your tireless work, compassion and dedication. The world needs more people like you.

FINANCIAL IMPACT

There is no financial impact from the motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact from the motion as written.

Notice of Motions & Questions With Notice - 26 August 2025

ITEM 11.7 Investigate Gas Ban in Canterbury Bankstown

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

“That a report to Council be prepared investigating whether the Canterbury Bankstown Development Control Plan can be amended to further apply requirements for all-electric buildings across the City.”

BACKGROUND

Canterbury Bankstown has long positioned itself as a leader in sustainable urban planning. The inclusion of a sustainability bonus in the Local Environmental was one of the bold and forward-thinking initiatives within the Bankstown City Centre and Campsie Town Centre Master Plans, designed to reward developers who committed to all-electric buildings and high environmental performance. While the State Government has since blocked this mechanism, Council has continued to demonstrate its commitment to climate action by embedding electrification requirements into its Development Control Plan (DCP) for the Bankstown City Centre, and other exhibited DCP amendments such as the Chester Square Shopping Centre.

However, the landscape is shifting rapidly. Councils across New South Wales are now taking decisive action to phase out gas in new developments. The City of Sydney will ban gas appliances in all new residential buildings from 2026, with further restrictions planned for non-residential developments in 2027. Parramatta, Newcastle, Waverley, and Canada Bay have adopted similar measures, using their DCP to prioritise electrification. These councils are responding to mounting evidence that gas appliances contribute to poor indoor air quality, increased household energy costs and undermine efforts to achieve net-zero emissions.

Canterbury Bankstown must not fall behind. A city-wide ban on gas in new developments would reaffirm our commitment to sustainability and align Canterbury Bankstown with other local government leaders. By investigating the implementation of such a ban through our DCP, we can ensure that future developments are cleaner, safer, and more resilient.

FINANCIAL IMPACT

There is no financial impact arising from the motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

Whilst the Development Control Plan is an effective guideline for development, it only applies to development applications lodged to Council. In the current planning framework, the scope of this development is getting smaller, as the State allows developments such as dwellings, dual occupancies and dwelling houses as complying development (bypassing Council's controls), and now declares development of over \$60 million (approximately 100 units) as 'State Significant', also bypassing Council's development control plan. Therefore, a ban on gas would be applied in a potentially unequitable way – with large and small developments not subject of a ban, but medium sized developments subject of the ban.

Notice of Motions & Questions With Notice - 26 August 2025

ITEM 11.8 Comprehensive Concept Design Report

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

“That Council prepare and present to Councillors an urgent comprehensive report on the proposed concept design developed by Studio Hollenstein, Principal Design Consultant, in relation to the expanded scope endorsed under Item 10.3 (26 March 2024) for the “Campsie Civic Precinct”.

The report is to include:

- A draft Civic Precinct plan with proposed building heights, floor space ratios (FSRs), and zonings.
- The projected social, cultural, and financial dividends of redeveloping the entire precinct.
- Identification of any special locality characteristics that will be influenced by redevelopment.
- The impacts and opportunities of redeveloping the balance of the Civic Precinct.
- A full business case for the redevelopment of the Campsie Civic Precinct.
- An indicative project timeline.”

BACKGROUND

Councillors and the community require full visibility of the design, financial implications, and benefits before committing to major redevelopment. This ensures that decision-making is evidence-based, transparent, and aligned with Council’s strategic planning and funding obligations.

FINANCIAL IMPACT

No financial impact provided.

CHIEF EXECUTIVE OFFICER'S COMMENT

In May 2025, Item 9.2, Council was provided with the most recent update on the Campsie Hub, a comprehensive update on the project that outlined key funding considerations, including a detailed breakdown of all confirmed income sources and proposed expenditure.

Matters in relation to the broader Civic Precinct are outside the scope of the Campsie Hub concept design that Studio Hollenstein have been engaged to work on.

In May 2022, Council adopted the Campsie Town Centre Master Plan that noted the Civic Precinct area was subject to future investigation and master plan.

Notice of Motions & Questions With Notice - 26 August 2025

ITEM 11.9 Demolition Contingency and Services Transition

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

“That:

1. Council resolve not to demolish the existing Campsie Civic Chamber site until such time as a Development Application (DA) for the Campsie Cultural Hub has been lodged, publicly exhibited, and approved, in order to ensure continuity of civic services and avoid the creation of an inactive or vacant site within the Civic Precinct.
2. Council, prior to any demolition or relocation of services currently provided at the Beamish Street Civic Centre Chamber Site, prepare and publicly exhibit a detailed plan for transitional service arrangements (including the Campsie Baby & Early Childhood Centre) and alternative locations. This plan should be open for community comment and feedback before implementation.”

BACKGROUND

Demolition without an approved DA risks leaving the community without essential civic facilities and creates an inactive site at the heart of Campsie. Furthermore, transparency about where and how services will be delivered during the construction period is critical to maintaining public trust and minimising disruption. Public exhibition of transitional service plans allows residents and stakeholders to provide input, ensuring that relocated services remain accessible and responsive to community needs.

FINANCIAL IMPACT

No financial impact provided.

CHIEF EXECUTIVE OFFICER'S COMMENT

In May 2025, Item 9.2, Council resolved to deliver this project across two stages. Stage 1 will be an early works package, including demolition of the existing structures on-site, while Stage 2 will focus on construction of the new building. Council’s decision is based on ensuring that we utilise and satisfy both NSW and Australian Government grant funding conditions.

Council has been very clear in its commitment that services will continue uninterrupted during the project. This commitment has been communicated with the community through the engagement process and reflected in the FAQs on the Have Your Say Page for the project. Council's Customer Service Centre will continue to operate in the existing Campsie Library during construction of the new Campsie Hub. Council has also been engaging with NSW Health who operate the Early Child Health Centre regarding their operating requirements.

Notice of Motions & Questions With Notice - 26 August 2025

ITEM 11.10 Integrated Procurement Process

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

“That Council initiate a transparent and competitive procurement process covering both:

- (a) demolition of existing structures, and
- (b) construction of the new Campsie Cultural Hub,

The objective is minimising the time gap between demolition and commencement of construction, thereby ensuring timely project delivery and maintaining Council services with minimal disruption.”

BACKGROUND

Coordinating procurement for both demolition and construction reduces delays, controls costs, and ensures efficient sequencing. This approach protects service delivery and reduces the risk of budget blowouts or prolonged site inactivity.

FINANCIAL IMPACT

No financial impact provided.

CHIEF EXECUTIVE OFFICER'S COMMENT

In May 2025, Council resolved to deliver this project across two stages. Stage 1 will be an early works package, including demolition of the existing structures on-site, while Stage 2 will focus on construction of the new building.

Though the procurement for Stage 1 or Stage 2 has not yet commenced, Council is legally required to adhere to the requirements of the *Local Government Act 1993*, Regulation and Council’s Procurement Policy when commissioning any works or services. Naturally, these provisions appropriately address matters associated with good governance, probity and ultimately ensuring value for money for the ratepayer.

Importantly, the basis as to how we approach the market is largely reliant on carrying out further detailed work – particularly the design and site-specific investigations associated with the project. This next phase of work will ultimately determine the nature and type of contracts

that Council will need to commission – particularly given the specialised nature of delivering the various elements of the project – and ensure that its approach best manages all associated operational and economic risks. A decision at this point to simply combine the procurement process for both components without this body of work, would not be in the public interest.

In terms of services, Council has been very clear in its commitment that services will continue uninterrupted during the project. This commitment has been communicated with the community through the engagement process and reflected in the FAQs on the Have Your Say Page for the project. Council's Customer Service Centre will continue to operate in the existing Campsie Library during construction of the new Campsie Hub. Council has also been engaging with NSW health who operate the Early Child Health Centre regarding their operating requirements.

Notice of Motions & Questions With Notice - 26 August 2025

ITEM 11.11 Funding and Floor Space Allocation Report

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

“That Council prepare and provide to Councillors an urgent detailed report on funding and design allocations for the Campsie Cultural Hub, including:

- Confirmed funding sources and financial commitments.
- Exact floor space allocations for each key component (e.g. meeting places, music hub, staff offices, Council Chamber, and community facilities).
- Details of the proposed refurbishment of the Orion Centre.
- Planned public domain improvements.”

BACKGROUND

With escalating project costs and expanded scope, Councillors must be fully informed about funding arrangements and design allocations. Clear reporting on space usage and financial commitments will provide transparency, improve accountability, and allow proper assessment of whether the project delivers maximum benefit for ratepayers.

FINANCIAL IMPACT

No financial impact provided.

CHIEF EXECUTIVE OFFICER'S COMMENT

This information was previously provided in May 2025, Item 9.2. The report provided a comprehensive update on the project and outlined key funding considerations, including a detailed breakdown of all confirmed income sources and proposed expenditure.

The May 2025 report also acknowledged earlier standalone reports to Council providing updates on the Campsie Hub project, presented in December 2023 and May 2024. Additional updates were provided through Western Sydney Infrastructure Grant (WSIG) reports in August 2023, May 2024, and November 2024, as well as through separate Councillor briefings, including 4 February 2025. These reports and briefings have detailed the scope of works and concept design. This information was also made available to the community via Council’s Have Your Say as part of the engagement process. The concept design remains available on Have Your Say for viewing at <https://haveyoursay.cbcity.nsw.gov.au/campsie-hub>.

Notice of Motions & Questions With Notice - 26 August 2025

ITEM 11.12 Councillor Questions

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

Campsie Civic Precinct / Cultural Hub

1. Concept Plan for the Entire Civic Precinct

Has Council or Studio Hollenstein or any other third party prepared a concept design for the whole site bounded by Beamish Street, Brighton Avenue, Shakespeare Street, and Clissold Parade?

- a. If yes, when will Councillors be provided with the plan?
- b. When will the public have the opportunity to view and provide feedback on the concept design?

2. Financial Impacts

What are the projected financial implications of the proposed redevelopment of the Civic Precinct, including total estimated costs, sources of funding, and impacts on Council's budget and developer contributions?

3. Developer and Government Discussions

What discussions, negotiations, or approaches have taken place between Council and private developers and/or public authorities regarding any proposed redevelopment of this Council-owned asset?

4. Disposal of Current Campsie Library Site (Amy Street)

- a. What discussions or proposals have been undertaken in relation to the potential sale of the 1,800 sqm strata title of the current Campsie Library site and tied 250 car spaces (via agreement) in the Campsie Centre, including discussions with existing co-owners and/or prospective purchasers?
- b. What is the projected Council dividend from the sale?

5. Relationship to Belmore Community Hub

What implications does Campsie Cultural Hub development have on the proposed Belmore Community Hub, as part of the Belmore Sports and Recreation Master Plan?

12 CONFIDENTIAL SESSION

12.1 Property Matter: Proposed Acquisition of Property in Campsie

12.2 Special Broadcasting Service (SBS) Update

12.3 Property Matter - Lease to Riverwood Community Centre Ltd - 151 Belmore Road
North, Riverwood

12.4 Performance Review - Chief Executive Officer

Chief Executive Officer's Statement

Confidentiality

Councillors and staff are reminded of their obligations in respect to the need for confidentiality and not disclose or otherwise misuse the information which is about to be discussed, failure to do so could result in a reference to the NSW Civil and Administrative Tribunal and/or result in a prosecution in accordance with Sec. 664 of the Act for which the maximum penalty is \$5,500.

CONFIDENTIAL SESSION

Section 10A(2) of the Local Government Act, 1993 provides that Council may, by resolution, close to the public so much of its meeting as comprises the receipt or discussion of matters as listed in that section, or for any matter that arises during the course of business during the meeting that should be treated as confidential in accordance with Section 10(2) of the Act.

Council's Agenda for this meeting contains reports that meet the criteria specified in Section 10A(2) of the Act. To consider these reports in confidential session, Council can adopt the following recommendation:

RECOMMENDATION

That, in accordance with Section 10A(2) of the Local Government Act, 1993, the Public and the Press be excluded from the meeting to enable Council to determine Items 12.1, 12.2, 12.3 and 12.4 in confidential session for the reasons indicated:

Item 12.1 Property Matter: Proposed Acquisition of Property in Campsie

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

Item 12.2 Special Broadcasting Service (SBS) Update

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

Item 12.3 Property Matter - Lease to Riverwood Community Centre Ltd - 151 Belmore Road North, Riverwood

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

Item 12.4 Performance Review - Chief Executive Officer

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