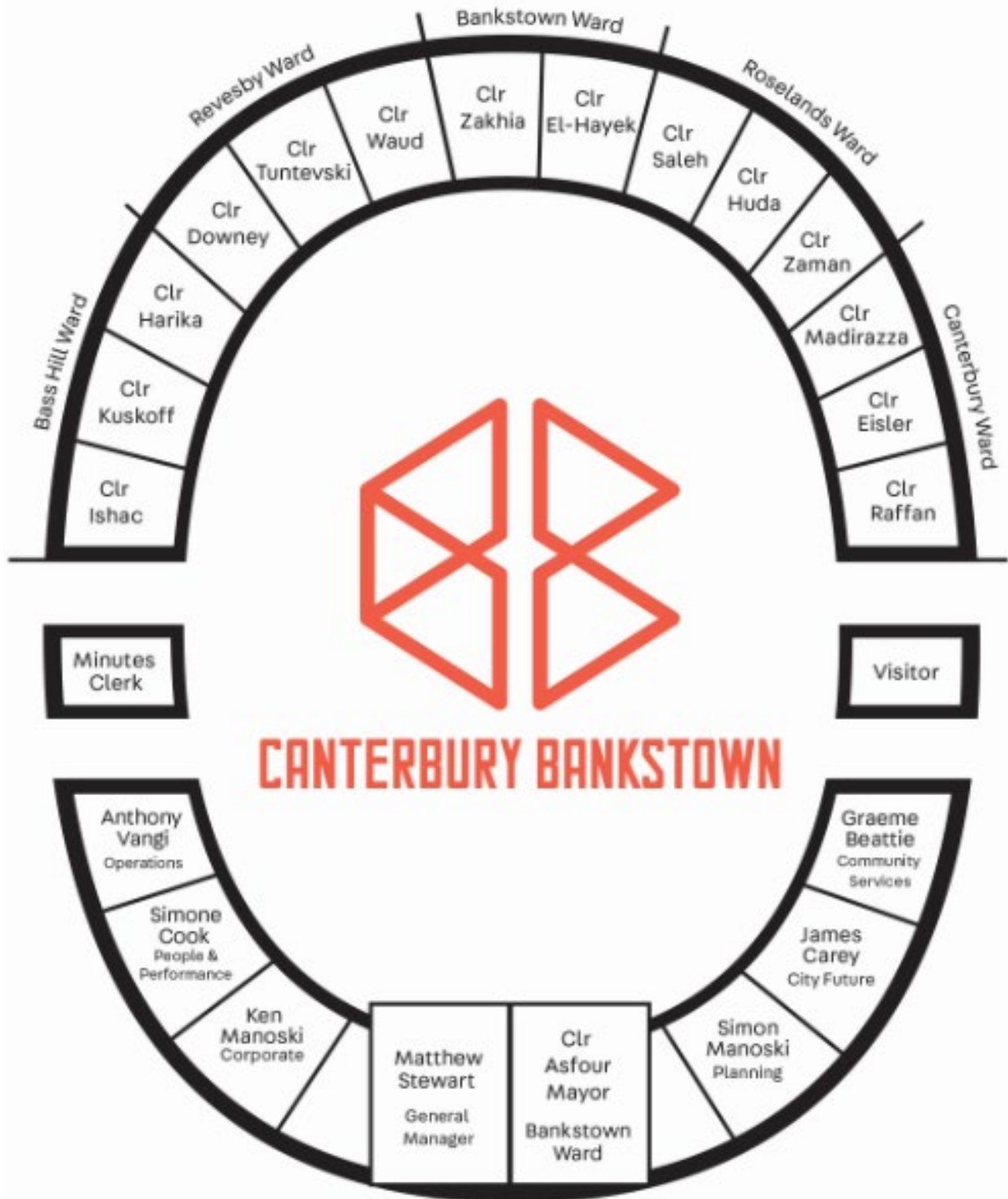




AGENDA FOR THE ORDINARY MEETING

23 July 2019

Gallery



ORDER OF BUSINESS

1	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	5
1.1	Minutes of the Ordinary Meeting of Council of 25 June 2019	7
2	LEAVE OF ABSENCE.....	25
3	DECLARATIONS OF PECUNIARY INTEREST OR NON-PECUNIARY CONFLICT OF INTEREST.....	27
4	MAYORAL MINUTES	29
4.1	State of the City - Delivering For Our Community	31
4.2	An Open Data Future	33
4.3	Refocusing on Domestic Violence	35
4.4	First Migration Conference - Zahle, the Bride of the Beqaa	37
4.5	Local Community Based Donations	39
5	PLANNING MATTERS	41
5.1	Heritage Grant Fund 2018-2019 Funding Round	43
5.2	Draft Bankstown Local Infrastructure Contributions Plan and Amendments to Canterbury Development Contributions Plan 2013	47
5.3	Planning Proposal: 353–355 Waterloo Road, Greenacre	57
5.4	Planning proposal: 89-95 Karne Street North, Narwee	69
5.5	Recommended appointment of South District Commissioner	75
6	POLICY MATTERS.....	79
7	GOVERNANCE AND ADMINISTRATION MATTERS	81
7.1	Cash and Investment Report as at 30 June 2019	83
7.2	Ward Boundaries	87
7.3	Promotion of Local Charities Initiative	93
7.4	Local Government NSW - Annual Conference and Consideration of Motions	95
8	SERVICE AND OPERATIONAL MATTERS	103
8.1	Economic Development Strategic Plan and Supporting Plan 2020-2025	105
8.2	Council Booked Clean Up Service Review	111
8.3	Western Sydney Leadership Dialogue	117
8.4	Creative City Strategic Plan	121
9	COMMITTEE REPORTS	125
9.1	Minutes of the Traffic Committee Meeting held on 9 July 2019	127

10	NOTICE OF MOTIONS & QUESTIONS WITH NOTICE	129
10.1	Notice of Motions & Questions With Notice	131
10.2	NBN Rollout - Asbestos Concerns	133
10.3	Solar Panels	135
10.4	DonateLife Week 2019	137
10.5	Activating our inland waterways	139
10.6	Parking on Footpaths and Nature Strips	141
10.7	NBN Rollout - Work Quality	143
10.8	Update to TMO Application Form	145
11	CONFIDENTIAL SESSION.....	147
11.1	Property Matter - Haldon Street Lakemba	
11.2	T33-19 Minor Building Works Panel	

1 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The following minutes are submitted for confirmation -

1.1	Minutes of the Ordinary Meeting of Council of 25 June 2019	7
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CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 JUNE 2019

PRESENT: His Worship the Mayor, Councillor Asfour,
Councillors Kuskoff, El-Hayek, Raffan, Zakhia, Downey, Huda, Zaman,
Madirazza, Harika, Tuntevski and Waud

APOLOGIES: Councillors Ishac, Saleh and Eisler

HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.03 P.M.

COUNCILLOR WAUD WAS NOT PRESENT IN THE CHAMBER AT THE COMMENCEMENT OF THE MEETING.

ACKNOWLEDGEMENT OF COUNTRY

UNCLE HARRY ALLIE, ACKNOWLEDGED THE TRADITIONAL OWNERS OF THE LAND WHERE WE ARE MEETING TODAY THE DARUG (DARAG, DHARUG, DARUK AND DHARUK) AND THE EORA PEOPLES, AND PAID RESPECT TO THEIR ANCIENT CULTURE AND THEIR ELDERS PAST AND PRESENT.

REF: CONFIRMATION OF MINUTES

(602) CLR. TUNTEVSKI:/CLR. ZAKHIA

RESOLVED that the minutes of the Ordinary Council Meeting held on 28 May 2019 be adopted.

- CARRIED

SECTION 2: LEAVE OF ABSENCE

(603) CLR. EL-HAYEK:/CLR. ZAKHIA

RESOLVED that Leave of Absence be granted to Clrs Ishac, Saleh and Eisler due to personal reasons.

- CARRIED

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

In respect of Item 4.2 – Local Community Based Donations, Clr Zaman declared a significant, Non Pecuniary Conflict of Interest due to his association with The Bangla Town Australia Inc. and indicated he would vacate the Chamber taking no part in debate.

In respect of Item 4.2 – Local Community Based Donations, Clr Huda declared a significant, Non Pecuniary Conflict of Interest due to his association with The

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 JUNE 2019

Bangla Town Australia Inc. and indicated he would vacate the Chamber taking no part in debate.

In respect of Item 4.2 – Local Community Based Donations, Clr Harika declared a significant, Non Pecuniary Conflict of Interest due to her association with The Stars of Sydney Southwest 2019 Fundraising Event and indicated she would vacate the Chamber taking no part in debate.

CLR WAUD ARRIVED AT THE MEETING AT 6.12 PM

SECTION 4: MAYORAL MINUTES

ITEM 4.1 CITIES COALITION FOR DIGITAL RIGHTS
(604) CLR. ASFOUR

RESOLVED that Council accept the invitation to join the Digital Rights Coalition and formally endorse the Coalition's five principles.

- CARRIED

ITEM 4.2 LOCAL COMMUNITY BASED DONATIONS

IN RESPECT OF ITEM 4.2 – LOCAL COMMUNITY BASED DONATIONS, CLR ZAMAN DECLARED A SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST DUE TO HIS ASSOCIATION WITH THE BANGLA TOWN AUSTRALIA INC. AND INDICATED HE WOULD VACATE THE CHAMBER TAKING NO PART IN DEBATE.

IN RESPECT OF ITEM 4.2 – LOCAL COMMUNITY BASED DONATIONS, CLR HUDA DECLARED A SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST DUE TO HIS ASSOCIATION WITH THE BANGLA TOWN AUSTRALIA INC. AND INDICATED HE WOULD VACATE THE CHAMBER TAKING NO PART IN DEBATE.

IN RESPECT OF ITEM 4.2 – LOCAL COMMUNITY BASED DONATIONS, CLR HARIKA DECLARED A SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST DUE TO HER ASSOCIATION WITH THE STARS OF SYDNEY SOUTHWEST 2019 FUNDRAISING EVENT AND INDICATED SHE WOULD VACATE THE CHAMBER TAKING NO PART IN DEBATE.

CLRS ZAMAN, HUDA AND HARIKA VACATED THE CHAMBER AT 6.18 PM.

(605) CLR. ZAKHIA:/CLR. RAFFAN

RESOLVED that

1. Council support the request from Bangla Town Australia Inc for their New Year Festival in Lakemba and waive the rest of their fees in the amount of \$2,668.20.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 JUNE 2019

2. Council support the request from Auskick for their 8 week Auskick program and waive the field hire fee at Roberts Park in the amount of \$656.
3. Council support the request from Ms Rhea Baweja who will be participating in the YMCA NSW Youth Parliament and donate \$500 towards her attendance.
4. Council support the request from Riverwood Squadron of the Australian Air League and donate \$2,000 towards their participation in the Pearl Harbour Memorial Parade held in Hawaii.
5. Council support the request from Padstow Community Care's Winter Appeal and donate \$250 to provide counselling and goods, including food hampers to those in need.
6. Council support the request from Stars of Sydney Southwest who are holding a fundraising event for the Cancer Council Australia and donate \$500.
7. Council support the request from Canterbury Bankstown Tennis Association and purchase one copy for each of our libraries of their history book "Canterbury Bankstown Tennis Association a Century of Achievement" at a total cost of \$360.
8. Council support the request from the Vietnamese Community in Australia NSW Chapter who held a candlelight vigil in commemoration of World Refugee Day at the Boat People Monument in Bankstown and waive the park hire fee of \$146.

- CARRIED

CLRS ZAMAN, HUDA AND HARIKA RETURNED TO THE CHAMBER AT 6.21 PM.

SECTION 5: PLANNING MATTERS

ITEM 5.1 AMENDMENT OF VOLUNTARY PLANNING AGREEMENT POLICY

(606) CLR. MADIRAZZA:/CLR. ZAKHIA

RESOLVED that

1. Council exhibit the proposed amendments to the Voluntary Planning Agreements Policy as outlined in this report.
2. A further report be submitted to Council after the conclusion of the public exhibition period.

- CARRIED

For:- Clrs Asfour, Kuskoff, El-Hayek, Raffan, Zakhia, Downey, Huda, Zaman,
Madirazza, Harika, Tuntevski and Waud

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 JUNE 2019

Against:- Nil

ITEM 5.2 **EXHIBITION OF VOLUNTARY PLANNING AGREEMENT FOR 280 CHAPEL ROAD, BANKSTOWN**

(607) **CLR. TUNTEVSKI:/CLR. ZAKHIA**

RESOLVED that

1. Council enter into the voluntary planning agreement as shown in Attachment A.
2. The General Manager be given authority to make minor administrative changes to the document that may be required for the purposes of execution, so long as these do not alter the intent or substance of the voluntary planning agreement.

- CARRIED

For:- Clrs Asfour, Kuskoff, El-Hayek, Raffan, Zakhia, Downey, Huda, Zaman, Madirazza, Harika, Tuntevski and Waud

Against:- Nil

ITEM 5.3 **DRAFT COMMUNITY PARTICIPATION PLAN**

(608) **CLR. WAUD:/CLR. TUNTEVSKI**

RESOLVED that

1. The draft Community Participation Plan and the associated draft changes to the Bankstown DCP 2015 and Canterbury DCP 2012 be exhibited for a period of at least 28 days.
2. A report be brought back to Council addressing any submissions, recommending any amendments and seeking endorsement to implement the CPP.

- CARRIED

For:- Clrs Asfour, Kuskoff, El-Hayek, Raffan, Zakhia, Downey, Huda, Zaman, Madirazza, Harika, Tuntevski and Waud

Against:- Nil

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 JUNE 2019

ITEM 5.4 LOCAL STRATEGIC PLANNING STATEMENT UPDATE

(609) CLR. MADIRAZZA:/CLR. TUNTEVSKI
RESOLVED That the information be noted.

- CARRIED

For:- Clrs Asfour, Kuskoff, El-Hayek, Raffan, Zakhia, Downey, Huda, Zaman,
 Madirazza, Harika, Tuntevski and Waud

Against:- Nil

ITEM 5.5 DRAFT AMENDMENTS TO CANTERBURY DEVELOPMENT CONTROL PLAN 2012 - CROYDON STREET PRECINCT

(610) CLR. WAUD:/CLR. ZAMAN

RESOLVED that

1. Council adopt Canterbury Development Control Plan 2012 (Amendment No.6) with amendments as outlined in this report and shown in Attachment A.
2. Canterbury Development Control Plan 2012 (Amendment No.6) come into force concurrently with the gazettal of the Local Environmental Plan for 5-9 Croydon Street, Lakemba in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000.

- CARRIED

For:- Clrs Asfour, El-Hayek, Raffan, Zakhia, Downey, Huda, Zaman, Madirazza, Waud and Harika

Against:- Clrs Tuntevski and Kuskoff

SECTION 6: POLICY MATTERS

Nil

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 JUNE 2019

SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS

ITEM 7.1 ADOPTION OF THE 2019-20 OPERATIONAL PLAN (INCLUDING 2019-20 BUDGET AND SCHEDULE OF FEES AND CHARGES) AND UPDATED RESOURCING STRATEGIES FOR ASSETS AND FINANCE.

(611) CLR. MADIRAZZA:/CLR. TUNTEVSKI

RESOLVED that

1. In accordance with sections 402 to 406 of the *Local Government Act 1993*, Council adopt the Operational Plan 2019-20 including 2019-20 Budget, 2019-20 Capital Expenditure Program, Council's Revenue and Pricing Policies and 2019-20 Schedule of Fees and Charges, and updated asset and financial resourcing strategies.
2. Those members of the community that have provided formal submissions be thanked and advised of Council's responses in this report.
3. In accordance with sections 534, 535 and 538 of the *Local Government Act 1993*, Council makes the following Rates and Charges – former Bankstown Council.

3.1 Rating

Subject to the provisions of Sections 404 and 494 of the *Local Government Act 1993*, an ordinary rate be made and levied for the rating year 1 July 2019 to 30 June 2020 upon the land value of all rateable land within the former city categorised as Residential or Business as detailed in the following table:

Category / Short Name	Ad-Valorem Rate (cents in \$)	Minimum Rate \$
Residential – Ordinary	0.186295	\$620.70
Business – Ordinary	0.606005	\$759.00
Bankstown Town Centre Special – see 3.1.1	0.104009	Nil

3.1.1 Bankstown Town Centre Special Rate

A Bankstown Town Centre Special Rate will be levied on rateable land value of the land delineated on the map and on the list held in Council's offices and described in the Operational Plan, being part of Council's area consisting of properties which formerly comprises the Bankstown Town Centre Local Improvement District which, in Council's opinion the land to be rated benefits, or will benefit from the works, services, facilities or activities; or contributes or will contribute to the need for the works, services, facilities or activities, or

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 JUNE 2019

has or will have access to the works, services, facilities or activities provided or undertaken or proposed to be undertaken within the part of Council's area.

3.2 Domestic Waste Management Service Charges

Subject to provision of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2019 to 30 June 2020, as follows:

Type of Charge	Short Name	Annual Charge
An Annual Domestic Waste Management Service charge per service for each parcel of Rateable Residential land for which a service is available.	Domestic – Waste Management	\$550.00
Each additional service in respect of single dwelling premises.	Domestic Waste Extra Service	\$290.00
Each additional service in respect of multi residential units.	Domestic Waste Extra Strata Service	\$184.00
Each additional service in respect of recycling.	Extra Recycling Service	\$85.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$138.00
Rateable Vacant Land	Domestic Waste Vacant Land	\$144.00

3.3 Stormwater Management Charges

Council make and levy an annual stormwater management service charge for the Year 1 July 2019 to 30 June 2020 as follows:

Description of Charge	Charge
Annual residential property charge	\$25.00
Annual residential strata property charge	\$12.50
Annual business property charge per 350 square metres or part there-of for non-vacant business land	\$25.00

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 JUNE 2019

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

3.3.2 Mixed Developments

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

3.3.3 Bankstown Airport

- For properties where an ex-gratia payment in lieu of rates is applicable, Council will apply an annual Charge of \$25.00 per property plus an additional \$25 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres.

3.3.4 Exemptions

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

3.4 Interest Rate on Overdue Rates & Charges

Subject to the provisions of Section 566 of the Local Government Act 1993 the rate of interest charged on overdue rate instalments be set at the maximum rate specified by the Minister for Local Government from time to time. The current rate of interest is 7.5% per annum.

4. In accordance with sections 534 and 535 of the Local Government Act 1993, Council makes the following Rates and Charges – Former Canterbury Council

4.1 Rating

Subject to the provisions of Sections 404 and 494 of the Local Government Act 1993, an ordinary rate be made and levied for the rating year 1 July 2019 to 30 June 2020 upon the land value of all rateable land within the former city categorised as Residential or Business as detailed in the following table:

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 JUNE 2019

Category / Short Name	Ad-Valorem Rate (cents in \$)	Minimum Rate
Ordinary - Residential	0.16781	\$695.80
Ordinary - Business	0.53340	\$695.80

4.2 Domestic Waste Management Service Charges

Subject to provision of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2019 to 30 June 2020, as follows:

Type of Premises	Short Name	Annual Charge
Single dwellings, a granny flat, dual occupancies and villas & townhouses (having and controlling use and storage of own bins).	Domestic Waste Service	\$485.00
Strata units and flats (with 1 or more bedrooms, not being flats owned by charitable or benevolent institutions for the housing of aged, infirm or disabled persons).	Domestic Waste Service	\$485.00
Flats owned by charitable or benevolent institutions for the housing of aged, infirm or disabled persons.	Waste Management – Non Rateable	\$485.00 for each rubbish bin
Properties categorised as Business (with or without residential accommodation)	Waste Management – Business	\$485.00
Each additional service.	Domestic Waste Extra Service	\$290.00
Each additional service in respect of recycling.	Extra Recycling Service	\$85.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$138.00
Vacant Land – refers to land that is devoid of buildings and excludes land on which building works are in progress	Domestic Waste - Vacant	\$144.00

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 JUNE 2019

4.3 Stormwater Management Charges

Council make and levy an annual stormwater management service charge for the Year 1 July 2019 to 30 June 2020 as follows:

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

4.3.2 Mixed Developments

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

4.3.4 Exemptions

- Bowling and Golf Clubs - where the dominant use is open space;
 - Council-owned land;
 - Properties zoned: Open space 6(a); Private Recreation 6(b); and Rural.
5. In accordance with sections 566 of the Local Government Act 1993, that Council set the rate of interest to be charged on overdue rates and charges, for the year 1 July 2019 to 30 June 2020, at the maximum rate specified by the Minister for Local Government of 7.5% per annum, calculated on a daily basis.
6. Council adopt the proposed actions to assessing its Financial Management Strategy and harmonising its Rating Structure, as outlined in the report.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 JUNE 2019

ITEM 7.2 **STRONGER COMMUNITIES FUND - QUARTERLY PROGRESS REPORT**
(612) **CLR. WAUD:/CLR. KUSKOFF**

RESOLVED that Council note the progress report of the implementation of the Stronger Communities Fund.

- CARRIED

ITEM 7.3 **CASH AND INVESTMENT REPORT AS AT 31 MAY 2019**
(613) **CLR. MADIRAZZA:/CLR. TUNTEVSKI**

RESOLVED that

1. The Cash and Investment Report as at 31 May 2019 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

- CARRIED

SECTION 8: **SERVICE AND OPERATIONAL MATTERS**

ITEM 8.1 **WILEY PARK MASTERPLAN**
(614) **CLR. HUDA:/CLR. ZAMAN**

RESOLVED that

1. Council note the submissions received from the public exhibition of the Masterplan.
2. Council adopt the Masterplan, noting that the detailed design works for the Wiley Park Ponds Restoration Project are currently funded and have commenced.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 JUNE 2019

SECTION 9: COMMITTEE REPORTS

ITEM 9.1 MINUTES OF THE SOCIAL INCLUSION ADVISORY COMMITTEE MEETING HELD ON 17 JUNE 2019

(615) CLR. HARIKA:/CLR. ZAKHIA
RESOLVED that the minutes of the Social Inclusion Advisory Committee meeting held on 17 June 2019, be adopted.

- CARRIED

ITEM 9.2 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 11 JUNE 2019

(616) CLR. HARIKA:/CLR. ZAKHIA
RESOLVED that the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 11 June 2019, be adopted.

- CARRIED

SECTION 10: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

ITEM 10.1 NOTICE OF MOTIONS AND QUESTIONS WITH NOTICE

(617) CLR. KUSKOFF:/CLR. EL-HAYEK
RESOLVED that the information be noted.

- CARRIED

ITEM 10.2 CLIMATE CHANGE

MOTION CLR. ZAKHIA:/CLR. WAUD

1. That Council:
 - a. Prepare a plan with strong targets and clear actions on how we as a Council can mitigate the impacts of Climate Change for our community.
 - b. As part of its 2019-2020 Operational Plan, consider a program to work with our community to increase awareness and understanding of how our changing climate may impact their day-to-day lives and how to adapt.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 JUNE 2019

2. That the Mayor, on behalf of Council, support the 2019 Cities Power Partnership joint Mayoral statement.

AT THIS STAGE CLR EL-HAYEK REQUESTED THAT THE MOTION BE AMENDED AS FOLLOWS:

That

1. Council:
 - a. Prepare a plan with strong targets and clear actions on how we as a Council can mitigate the impacts of Climate Change for our community.
 - b. As part of its 2019-2020 Operational Plan, consider a program to work with our community to increase awareness and understanding of how our changing climate may impact their day-to-day lives and how to adapt.
2. The Mayor, on behalf of Council, support the 2019 Cities Power Partnership joint Mayoral statement.
3. Council write to the Prime Minister of Australia and Premier of NSW requesting that they support Councillor Zakhia's motion to achieve actual change on Climate Change at all tiers of Government in Australia.

CLR ZAKHIA AND CLR WAUD ACCEPTED CLR EL-HAYEK'S AMENDMENT TO BE INCLUDED IN THE MOTION.

(618)

CLR. ZAKHIA:/CLR. WAUD

RESOLVED that

1. Council:
 - a. Prepare a plan with strong targets and clear actions on how we as a Council can mitigate the impacts of Climate Change for our community.
 - b. As part of its 2019-2020 Operational Plan, consider a program to work with our community to increase awareness and understanding of how our changing climate may impact their day-to-day lives and how to adapt.
2. The Mayor, on behalf of Council, support the 2019 Cities Power Partnership joint Mayoral statement.
3. Council write to the Prime Minister of Australia and Premier of NSW requesting that they support Councillor Zakhia's motion to achieve actual change on Climate Change at all tiers of Government in Australia.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 JUNE 2019

ITEM 10.3 1 DONOVAN STREET, REVESBY HEIGHTS

MOTION CLR. TUNTEVSKI:/CLR. DOWNEY

That Council write to the NSW State Government requesting it purchase 1 Donovan Street, Revesby Heights, the site formerly occupied by Old Hero's Hill Ex-Servicemen's Club for the purpose of community use and to preserve the local, historical value of the site.

AMENDMENT CLR. WAUD:/CLR. ZAKHIA

1. That Council write to the NSW State Government requesting it purchase 1 Donovan Street, Revesby Heights, the site formerly occupied by Old Hero's Hill Ex-Servicemen's Club for the purpose of community use and to preserve the local, historical value of the site.
2. That Council investigate the possibility of providing financial assistance to the state government to purchase the site.

THE AMENDMENT WAS LOST.

THE MOTION WAS PUT.

(619) CLR. TUNTEVSKI:/CLR. DOWNEY

RESOLVED that Council write to the NSW State Government requesting it purchase 1 Donovan Street, Revesby Heights, the site formerly occupied by Old Hero's Hill Ex-Servicemen's Club for the purpose of community use and to preserve the local, historical value of the site.

- CARRIED

SITEM 10.4 NARROW STREETS

(620) CLR. EL-HAYEK:/CLR. HUDA

RESOLVED that Council investigate the feasibility of providing off-street parking for narrow streets and that the findings of these investigations inform the development of its Streets Design Manual.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 JUNE 2019

ITEM 10.5
(621)

PRIVATE CERTIFIERS

CLR. EL-HAYEK:/CLR. HUDA

RESOLVED that Council call on the New South Wales Government to:

1. Significantly increase penalties for those Private Certifiers who fail to act appropriately in undertaking their duties and increase enforcement.
2. Release the results of, and its response to, the consultation process associated with “Improving Certifier Independence: Options Paper”.

- CARRIED

ITEM 10.6
MOTION

DRAIN SOCKS

CLR. KUSKOFF:/CLR. HARIKA

That Council investigates the feasibility of installing “drain socks” along the Georges River and work with the Georges River Keeper Committee to explore other initiatives which may reduce the amount of waste flowing into the river.

AT THIS STAGE CLR RAFFAN REQUESTED THAT THE MOTION BE AMENDED AS FOLLOWS:

That Council investigates the feasibility of installing “drain socks” along the Georges River and the Cooks River and work with the Georges River Keeper Committee and the Cooks River Alliance to explore other initiatives which may reduce the amount of waste flowing into the river.

CLR KUSKOFF AND CLR HARIKA ACCEPTED CLR RAFFAN’S AMENDMENT TO BE INCLUDED IN THE MOTION.

(622)

CLR. KUSKOFF:/CLR. HARIKA

RESOLVED that Council investigates the feasibility of installing “drain socks” along the Georges River and the Cooks River and work with the Georges River Keeper Committee and the Cooks River Alliance to explore other initiatives which may reduce the amount of waste flowing into the river.

- CARRIED

ITEM 10.7
(623)

BIRRONG STATION COMMUTER CAR PARKING

CLR. KUSKOFF:/CLR. HARIKA

RESOLVED that Council works with RailCorp (Transport for NSW) to investigate increasing car parking capacity in the vicinity of Birrong Station.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 JUNE 2019

SECTION 11: CONFIDENTIAL SESSION

(624) CLR. TUNTEVSKI:/CLR. MADIRAZZA

RESOLVED that, in accordance with Section 10A(2) of the Local Government Act, 1993, the Public and the Press be excluded from the meeting to enable Council to determine Items 11.1, 11.2 in confidential session for the reasons indicated:

Item 11.1 T30-19 Wagener Amenities Facility

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 11.2 T66-19 Tender for the provision of new signage on Council-owned facilities and major road routes

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

- CARRIED

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 7.00 PM AND
REVERTED BACK TO OPEN COUNCIL AT 7.10 PM.**

ITEM 11.1 T30-19 WAGENER AMENITIES FACILITY

(625) CLR. KUSKOFF:/CLR. MADIRAZZA

RESOLVED that

1. In accordance with clause 178 (1) (b) of the *Local Government (General) Regulation 2005*, Council declines to accept any of the tenders received for the proposed project.
2. In accordance with clause 178(3)(b) of the *Local Government (General) Regulation 2005*, Council invites, pursuant to clause 167, fresh tenders on a revised scope of works.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 25 JUNE 2019

3. Council notifies the tenderers in writing of its decision, thanking them for tendering.

- CARRIED

ITEM 11.2

T66-19 TENDER FOR THE PROVISION OF NEW SIGNAGE ON COUNCIL-OWNED FACILITIES AND MAJOR ROAD ROUTES

(626)

CLR. ZAKHIA:/CLR. HUDA

RESOLVED that

1. In accordance with clause 178 (1) (b) of the *Local Government (General) Regulation 2005*, Council declines to accept any of the tenders received for the proposed contract.
2. In accordance with clause 178 (3) (b) of the *Local Government (General) Regulation 2005*, Council invites, pursuant to clause 167, fresh tenders based on a revised scope of works.
3. Council notifies the tenderers in writing of its decision, thanking them for tendering.

- CARRIED

THE MEETING CLOSED AT 7.15 P.M

Minutes confirmed 23 JULY 2019

.....

Mayor

2 LEAVE OF ABSENCE

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

4 MAYORAL MINUTES

The following items are submitted for consideration -

4.1	State of the City - Delivering For Our Community	31
4.2	An Open Data Future	33
4.3	Refocusing on Domestic Violence	35
4.4	First Migration Conference - Zahle, the Bride of the Beqaa	37
4.5	Local Community Based Donations	39

Mayoral Minutes - 23 July 2019

ITEM 4.1 State of the City - Delivering For Our Community

As we advance through this first term of our new Council, it is worthy of reflecting on our progress and importantly ensuring we are setting a strong vision for future generations which is responding to current and emerging issues for our community.

By all measures, as a newly amalgamated Council, we are experiencing many challenges and pressures. Despite this, our innovative spirit and drive provides the clarity we need to recognise, plan-for and importantly advocate for the opportunities we see for our city and community.

As the Mayor of this great city, my focus from day one was simple - listen, advocate for our community's issues and drive what we want for our city in the future.

To-date, I am proud of our achievements. Whilst evolving, our approach and results to-date have been positive. My focus has been clear. Whilst there are many achievements, we have particularly worked hard to:

- Restore community confidence and be open in our approach;
- Positioning and clearly advocating for our city – particularly on Government Policies, which fail to recognise our needs and/or treat our community as second-rate citizens;
- Celebrating our heritage, diversity, links with our traditional owners and community spirit;
- Focus on ensuring we widely engage and seek input on all issues affecting our community;
- Plans to revitalise our CBD, Town Centres and supporting strategies;
- Understanding and planning for our local economy and business sector; and
- Ensuring economic sustainability.

Our success has not been achieved alone. We are fortunate to have many prominent and supportive community stakeholders – be it from our community services sector, sporting associations, recreational and sporting clubs, and local industries - who also recognise, support and have played an important part in shaping our great city.

As Mayor, I would like to personally thank you all and know our bond will continue.

That said, we need to celebrate today and be prepared for tomorrow. As a community, we need to be clear and account for what we have delivered but also openly discuss how we plan and respond to our challenges. My duty as Mayor is to ensure that our community be given every opportunity for this to happen.

Separate to our existing engagement strategies, I propose to facilitate an assembly of key community stakeholders, whereby I propose to deliver Council's inaugural State of the City address. The event will provide invited stakeholders the opportunity to hear first-hand on matters such as:

- Council Operational Plan and Budget for 2019/20;
- Strategic issues being considered by Council and their impact;
- Key-note speakers; and
- Importantly, participate in discussion on addressing some of the known future challenges for our city.

I anticipate that the event will be held later this year and cost around \$10K - \$15K. I also understand that this can be funded from within Council's existing community engagement budget and that staff will utilise this unique opportunity to further engage with key stakeholders on a range of critical issues they are currently working on.

I move that the motion be adopted.

ITEM 4.2 An Open Data Future

Councillors are aware that our Smart CBCity Roadmap will be coming to Council next month after nearly a full year of consultation and collaboration with our community.

Along our Smart City journey we have all seen the importance of data, not just to make better decisions, but also to encourage collaboration and provide a greater level of transparency for Government.

During our recent Smart Cities Immersion Tour the City of Toronto showed us the power of data for effective city management and how opening more data to the community can drive collaborative based service solutions not just for but with the community. The City of Toronto also cautioned that the only road to a solid and successful framework for Open Data is invest the appropriate time, energy and resources into 'doing data the right way.'

But what does all this mean? What is Open Data? Well, simplistically Open Data lets the world can see our assets and service information (and that's why my previous Mayoral Minute about digital rights is so important), but where governments, and in particular Local Governments, are opening up their information in visual mapping software which can be analysed by anyone they are finding it very powerful for continuous improvement, engagement and collaboratively identifying issues and their solutions. Some simple examples include:

- Residents not only seeing that the street sweeper has swept their street, but also being proactively alerted that the sweeper will be coming the next day so they can move their cars the night before;
- Council has a laser survey of the entire City which is used for flood modelling and other advanced research and analysis. This data can be opened up for anyone to access for their own projects saving locals thousands of dollars when they have flood studies or the like to complete for a project;
- Residents will be able to see our service schedules right down to grass cutting and engage with us around under servicing and over servicing so we can deploy our resources in the most effective way for our residents and businesses;
- Residents will be able to see where their rates go on a map with projects and services being visually available and searchable.
- Organising the official crash data used by our traffic engineers which comes in a spreadsheet visual so that we can develop heat maps for areas that need deeper analysis so that we can proactively invest in life saving infrastructure, and if we can use it to make decisions we can then make it available to residents to interrogate for themselves; and
- We will see more self-service for residents where they can engage and receive services from council how they want, when they want rather than having to call or wait for a call centre to open.

This really is just scratching the surface but should give you some idea of the power of Open Data.

Our Smart CBCity Roadmap will have many references to data and the need to be open, delivering both transparency and opportunity. A smart city, in my opinion is one that uses data to make better decisions, and also evaluate the decisions we make. To get there we need to clearly understand what our community wants to use data for, what existing datasets fill those needs and where we have a need to collect new data sets. In some cases, we may need to focus our investment into modernising integral city systems so that we make our data coherent and useable data, we may need to expand and collect entirely new datasets and of course stop collecting what we don't need.

Only once we have the framework and the foundations of our data right can we turn our efforts to combining our data repository with analytical platforms, tools and dashboards to assist our City Managers to not only understand their operations better, but provide better insight into how their efforts impact the day-to-day lives of our citizens.

This journey will take a number of years, therefore I am calling for Council develop a Roadmap to Open Data to complement our Smart CBCity Roadmap.

As I said before our Smart CBCity Roadmap is coming, and while data of course features heavily, we also need a separate and clear plan to reveal the challenges and the priority investments needed to ensure our data is 'good' and 'available'. During our recent visit to some of the smartest cities in the world saw that without a clear plan and strategic framework, our City can fall into the trap of using smart city technology to collect an explosion of data for no purpose whatsoever.

Recently, the Cities of New York, Boston and Toronto were incredibly generous not just in the time they spent working with our elected officials and City leaders about their methodology and experience, but also in the resources they have made available to us. As a kick starter to our Smart Cities journey, the City of Toronto have kindly agreed to make available a range of tools that they have spent in excess of \$1.4 Million developing, to support our Open Data Journey. This alone will conservatively save Council in excess of \$250,000 in software development, specification and hardware evaluation as part of our Open Data journey.

I move that the motion be adopted.

Mayoral Minutes - 23 July 2019

ITEM 4.3 Refocusing on Domestic Violence

In 2002, the former Bankstown and Canterbury Councils, together with NSW Roads and Transport Authority (as it was then known) and NSW Police, among others, entered into a Memorandum of Understanding to create the Community and Road Education Scheme (C.A.R.E.S). Among the elements of CARES was the provision of a vehicle for use by NSW Police in outreach activities related to the mission of the Scheme.

This MOU expired in 2005, however the Scheme continued to operate in practice with success until recently when the NSW Police advised Council that the original need for the Scheme, which was developed to educate pre and primary school-aged children on road and bicycle safety, has to some extent subsided. At the same time, there has been a growing need to support victims of domestic violence in a similar outreach capacity and specifically, that the former CARES vehicle be retained and rebranded to be a Domestic Violence Prevention vehicle, still operated by NSW Police.

As the MOU has expired, and in light of the NSW Police's request, I am seeking support to delegate authority to negotiate a new MOU with the NSW Police (in similar terms to the previous MOU) to the General Manager.

The opportunity to have a branded vehicle to support action in stamping out the blight that is domestic violence, something that affects all of our community and which requires a whole-of-community response in addressing it, is an opportunity for Council to lead on this issue within our community. This is a small way we can assist in supporting those members of our community who are going through the unimaginable challenges that domestic violence brings with it and it will serve to strengthen our relationship with the NSW Police in this regard.

Mayoral Minutes - 23 July 2019

ITEM 4.4 First Migration Conference - Zahle, the Bride of the Beqaa

I was honoured to recently receive an invitation from the Zahle Hometown Association (ZaHA) and associated municipalities, to attend their first migration conference – *From all regions of Earth... to the Bride of the Beqaa*.

By way of a brief background, Zahle, which is also known as The Bride of the Beka Valley, is one of Lebanon's largest cities, enriched with a long history and it is most well-known for its natural beauty and scenery. Indeed, a large number of residents who migrated from the region, now reside in our city.

The purpose of the conference is to strengthen relationships between Zahle residents and those abroad who originated from the region and to establish ongoing cooperation and communication amongst its people.

The idea of the conference is quite unique and special for certain residents throughout our community, given its intention to both celebrate and promote the wonderful characteristics of the region.

Whilst I am immensely grateful for the invitation, unfortunately I am unable to attend. That said, I propose that Councillor Harika, whose family originates from the region, represent both me and importantly our city at the conference.

ZaHA have indicated that they will cover all accommodation and land cost during the conference whilst the international flights will personally be met by Councillor Harika.

I also propose that Council fund a small gift (valued up to \$500) as a gesture of gratitude on behalf of our community in commemorating their inaugural conference.

I move the motion and seek Council's support on the matter.

Mayoral Minutes - 23 July 2019

ITEM 4.5 Local Community Based Donations

The following community based organisations have approached Council for financial assistance.

Help for Hirschsprung Disease

Help for Hirschsprung Disease informs and connects and provides a place where families facing the many challenges of caring for children with this disease and other bowel-related diseases can share in each others' ups and downs, their wins and their losses.

On Friday 6 September, they will be holding their annual fundraiser at the Canterbury Leagues Club. Help for Hirschsprung Disease have requested support and I propose a donation of \$1,000.

Harmony Family Fun Day

Campsie Police Area Command held their annual Harmony Family Fun Day on 9 July at Parry Park – by all accounts I understand it was a successful day enjoyed by all.

In providing this day of fun and entertainment for local, disadvantaged families, the organisers have requested that the park hire fee of \$146 be waived; a request I support.

Beautiful Minds Fundraising Night

Beautiful Minds, a not-for-profit organisation that advocates for increased funding and awareness of adult mental health wellbeing, held their annual fundraising night on Saturday 13 July. The night was raising funds specifically for Banks House – the adult mental health unit attached to Bankstown-Lidcombe Hospital.

In support of the work they do in our community I propose to donate \$500.

East Hills Charity Car Show 2019

The organisers of the East Hills Charity Car Show, to be held on Sunday 28 July 2019 at Kelso Oval, Panania, have requested financial assistance with park hire fees and set-up costs for their event. The show will raise much needed funds for the Motor Neurone Disease Association NSW.

I recommend that the park hire fee and set-up costs of \$943 be waived.

RECOMMENDATION

I propose that Council provide the financial assistance as outlined above and that these funds be made available from the Community Grants and Event Sponsorship Program Budget.

5 PLANNING MATTERS

The following items are submitted for consideration -

5.1	Heritage Grant Fund 2018-2019 Funding Round	43
5.2	Draft Bankstown Local Infrastructure Contributions Plan and Amendments to Canterbury Development Contributions Plan 2013	47
5.3	Planning Proposal: 353–355 Waterloo Road, Greenacre	57
5.4	Planning proposal: 89-95 Karne Street North, Narwee	69
5.5	Recommended appointment of South District Commissioner	75

ITEM 5.1 Heritage Grant Fund 2018-2019 Funding Round

AUTHOR Planning

PURPOSE AND BACKGROUND

The purpose of this report is for Council to determine applications made under the Heritage Grant Fund. The Heritage Reference Group has considered the applications and made recommendations in accordance with Council's Heritage Incentives Policy.

ISSUE

Council's Heritage Incentives Policy provides for a yearly grant fund which offers grants up to \$5,000 per property for restoration, maintenance and upkeep of heritage listed properties.

The first round of heritage funding under this policy was initiated in February 2019. Council received 15 applications and this report provides recommendations from Council's Heritage Reference Group for Council to determine which applications should receive funding.

RECOMMENDATION That -

1. Council endorse the recommendations made by the Heritage Reference Group and grants be allocated in accordance with the Heritage Incentives Policy.
2. All owners who submitted an application be advised of Council's decision.
3. Council note that a further Heritage Grant Funding round will be implemented for the 2019-2020 Financial Year.

ATTACHMENTS [Click here for attachments](#)

- A. Heritage Incentives Policy
- B. Minutes of Heritage Reference Group 11 July 2019
- C. Assessment criteria and application information

POLICY IMPACT

The Heritage Incentives Policy allows and provides the operational criteria for a Heritage Grant Fund. The policy was used by the Heritage Reference Group to inform its recommendations.

FINANCIAL IMPACT

The recommendations will commit Council to expending funds allocated within the existing operational budget. The grants will not require any additional funds to be allocated. The total amount recommended by the Heritage Reference Group of \$42,700 for grant funding is within budget.

COMMUNITY IMPACT

The recommendations will have a positive community impact through restoration and improvement of heritage listed properties.

DETAILED INFORMATION

Introduction

Council adopted the Heritage Incentives Policy on 25 September 2018. The Heritage Incentives Policy provides for a Heritage Grant Fund that covers the two former Councils. Previously only the former Bankstown Council had a Grant Fund.

The Heritage Grant Fund provides funding for eligible projects specifically relating to listed heritage Items.

A copy of the Heritage Incentives Policy which contains details of the grant fund is attached (Attachment A).

2018-2019 Heritage Grant Fund

A round of funding commenced during the 2018-2019 financial year. All owners of listed heritage properties (over 200) in Canterbury Bankstown were advised in writing that a Grant Funding Round was commencing on 25 February 2019. Owners were given approximately two months until 23 April 2019 to make an application. As many applications did not provide all of the required information, applicants were provided an extension of time to provide additional information.

A total of 15 applications were considered for funding.

Funds

- The fund provides grants of up to maximum of \$5,000 per application.
- For external maintenance works there is no requirement to provide matching funding.
- For other works grant funding is on a dollar for dollar basis but not exceeding 50% of the total cost of the approved works.

Assessment of applications received

One of the responsibilities of Council's Heritage Reference Group is to make recommendations to Council regarding heritage grant fund applications. The Heritage Reference Group met on Thursday 12 July 2019 to assess the applications received.

The minutes of the Heritage Reference Group which contain specific recommendation for grant funding are shown at Attachment B. This table shows:

The Heritage Reference Group recommended in relation a request for grant funding for painting of 51 Amy Street, Campsie, that a decision be deferred to a Council officer for an inspection of the dwelling. The inspection indicated that apart from some generally minor flaking to the roof, underside of the gutter, and front shutters, the paint work appears to be in good condition. Under these circumstances grant funding is not recommended. The applicant will have the opportunity to reapply under future grant rounds.

The total amount recommended by the Heritage Reference Group of \$42,700.

A summary of information relating to assessment criteria and information required in applications, within the Heritage Incentives Policy, is contained at Attachment C.

The recommendations of the Heritage Reference Group are supported for endorsement by Council.

Next steps

If Council decides to proceed with endorsing the Heritage Grant funding, then the next step in the process will be to advise applicants of its decision. From there, implementation of funding will occur in line with the Heritage Incentives Policy.

There was an encouraging degree of interest shown in the grant fund, and a further round of funding has been budgeted for and will occur in the 2019-2020 financial year.

ITEM 5.2 **Draft Bankstown Local Infrastructure Contributions Plan and Amendments to Canterbury Development Contributions Plan 2013**

AUTHOR **Planning**

PURPOSE AND BACKGROUND

To consider the exhibition of the Draft Bankstown Local Infrastructure Contributions Plan (draft Contributions Plan) and amendments to Canterbury Development Contributions Plan 2013 to align the contribution approach for the former Council LGAs, ahead of the creation of a single plan.

ISSUE

Three contributions plans with differing approaches apply for the City of Canterbury Bankstown and there is a need to align the approach in collecting contributions.

The Bankstown Section 94A Contribution Plan charges a considerably lower amount of contributions for new developments than the approach undertaken in the Canterbury Development Contributions Plan 2013. Based on the last five years of development consents, contributions levied under the Bankstown Section 94A Contributions Plan was approximately \$12 million lower annually than the Canterbury approach. This means less contributions are collected to fund local infrastructure works to meet the needs of the growing population in the former Bankstown LGA.

Since the cost of providing infrastructure for new residents is the same for both former Council areas, the review recommends changes to the Bankstown contribution plan to align with approach undertaken in the Canterbury Development Contributions Plan 2013.

In addition, minor administrative changes are proposed to the Canterbury Development Contribution Plan 2013 to align processes such as refunds, contribution credits and distribution of administration costs.

It is recommended to exhibit the Draft Bankstown Local Infrastructure Contributions Plan (draft Contributions Plan) and the amendments to the Canterbury Development Contributions Plan 2013.

RECOMMENDATION That -

1. Council exhibit the Draft Bankstown Local Infrastructure Contributions Plan and amendments to Canterbury Development Contributions Plan 2013, as shown in Attachments A and B respectively.

2. Staff establishment be increased by 1 full time equivalent position to adequately implement Council's development contributions framework.
3. The matter be reported back to Council following the exhibition period.

ATTACHMENTS

[Click here for attachments](#)

- A. Draft Bankstown Local Infrastructure Contributions Plan
- B. Draft Canterbury Development Contributions Plan

POLICY IMPACT

The Draft Bankstown Local Infrastructure Contributions Plan (draft Contributions Plan) will repeal the existing Bankstown Section 94A Contributions Plan. For the purposes of aligning the contributions plans across Canterbury Bankstown areas, administrative amendments are also proposed for the Canterbury Development Contributions Plan 2013.

FINANCIAL IMPACT

Over the next 10 years, the draft Contributions Plan outlines approximately \$293 million of infrastructure improvement works in the former Bankstown LGA. The draft Contributions Plan projects contribution income of approximately \$191 million (comprising \$174 million from section 7.11 contributions and \$17 million from section 7.12 levies) from new developments. As a result, Council will be required to supplement funding for capital work commitments listed in the draft Contributions Plan with other sources of funding including grants, general revenue or loans for approximately \$102 million over 10 years. Much of the funding gap is required to provide additional open space and recreation facilities, roads and active transport facilities where Council's delivery plan will be adjusted to account for majority of the deficit.

COMMUNITY IMPACT

The draft Contributions Plan commits approximately \$293 million of infrastructure works for open space and recreation facilities, roads and traffic facilities, community facilities, and public domain facilities over the next 10 years.

Should Council decide to proceed with the draft Contributions Plan, the next step is consultation with the community.

DETAILED INFORMATION

Background

The Draft Bankstown Local Infrastructure Contributions Plan (draft Contributions Plan) has been prepared to align the approach to collecting contributions for new developments across the City and to provide better local infrastructure for new residents.

In the next 10 years, it is projected that an additional 10,700 new dwellings will be built in the former Bankstown LGA, resulting in approximately 28,300 new residents. Based on the growth assumptions, new developments will generate a demand for new or embellishment of local infrastructure such as parks, playgrounds, roads and community facilities.

For the purposes of this report, the Environmental Planning & Assessment Act 1979 allows developers to contribute towards local infrastructure by the following means:

- Section 7.11 contributions (formerly known as Section 94 contributions); and
- Section 7.12 fixed rate levies (formerly known as Section 94A levies).

In addition to the growth assumptions, there are two differing approaches to collecting contributions in the City of Canterbury Bankstown:

- In the former Canterbury LGA, Canterbury Development Contributions Plan 2013 applies Section 7.11 contributions for new residential developments and Section 7.12 fixed rate levies on all other developments.
- In the former Bankstown LGA, Bankstown Section 94A Contributions Plan applies Section 7.12 fixed rate levies for all new developments.

Based on development consents issued for the last 5 years, the Bankstown Section 94A Contributions Plan has collected an approximately \$4 million annually for local infrastructure works. This trend is assumed to continue under the existing contributions approach.

However, if the contribution approach was aligned with the Canterbury Development Contributions Plan 2013, the expected annual income will increase to approximately \$17 million, a difference of approximately \$12 million annually (refer to Figure 1 – Comparison of contributions income).

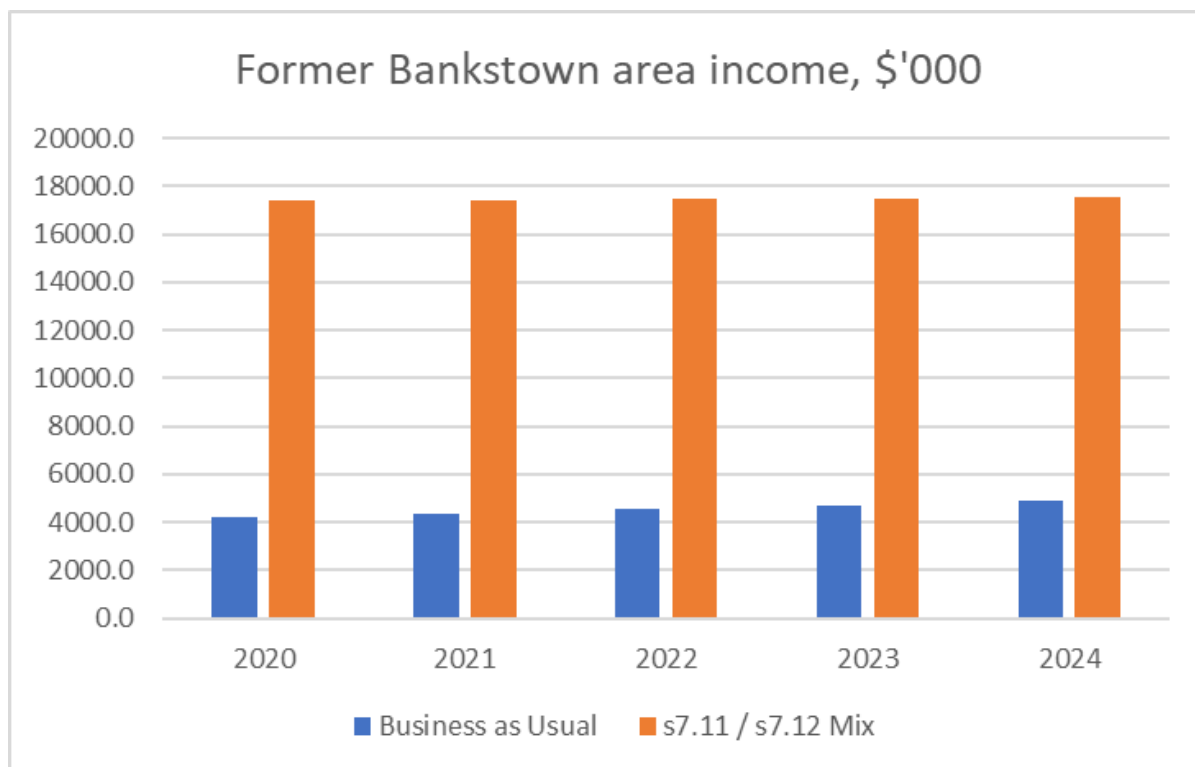


Figure 1 – Expected annual income between Section 7.12 levies (business as usual) and Mix approach (Section 7.11 and Section 7.12 mix) over next 5 years.

Contributions types

There are two ways to collect contributions to fund local infrastructure:

1. *Section 7.11 contributions*

Section 7.11 contributions approach is based on population projections and requiring every new resident contributing to the local infrastructure needs in an area. Some other characteristics are:

- a. Generally a higher amount of contributions can be levied compared with section 7.12 levies.
- b. This approach has more legal restrictions on how contributions are collected and expended. The local infrastructure works program must have a relationship to where the contribution is collected and spent (nexus).
- c. Further, the contributions must be used to fund local infrastructure cost where the new residents will benefit from the infrastructure. The cost of the infrastructure works have to be apportioned between the demand generated by the new residents and existing residents (apportionment).
- d. Department of Planning, Industry & Environment has placed a construction threshold (cap) of \$20,000 per dwelling. Any contributions plan seeking contributions above the threshold requires approval from the Independent Pricing and Regulatory Tribunal (IPART) based on more restrictive assessment criteria.

2. Section 7.12 levies

The Section 7.12 levies approach is based on a fixed percentage applied to the estimated cost of works, where the percentages are set by legislation, as show in Figure 2 below:

Development type	Levy rate
Development that has a proposed cost of carrying out the development:	
• Up to and including \$100,000	Nil
• More than \$100,000 and up to and including \$200,000	0.5% of that cost
• More than \$200,000	1% of that cost

Figure 2 – Section 7.12 levy rates

Some other characteristics are:

- a. Generally collects less amount in levies than Section 7.11 contributions and the fixed rates are unlikely to be increased by the Department.
- b. The main advantage is that there are no restrictions on how the levies are spent as there is no need to prove nexus and apply apportionment.

Draft Bankstown Local Infrastructure Contributions Plan

The draft Contributions Plan seeks to apply Section 7.11 contributions for residential developments and Section 7.12 fixed rate levies for all other developments, which is consistent with the approach taken by the Canterbury Development Contributions Plan 2013. A copy of the draft Contributions Plan is shown in Attachment A.

Key aspects of the draft plan are outlined below.

1. Works schedule

The draft Contributions Plan derives the local infrastructure works program for the next 10 years from the following programs and strategies:

- 4 year capital works program
- Works identified in the local area plans
- Bankstown Open Space Strategic Plan 2020
- Draft Playgrounds and Play Spaces Strategic Plan
- Leisure and Aquatic Strategic Plan
- Liveable Centres Program
- Walking and Cycling Plan

Based on the projections of approximately 28,300 new residents in the next 10 years, apportionment was applied for the individual infrastructure item. The draft Contributions Plan identifies a works program worth approximately \$294 million where new residential developments will contribute a total of approximately \$174 million (refer to Figure 3 – Summary of the works program).

The works program will generate most contributions to be collected for open space and recreation facilities (61% of the cost attributed to new development), and roads and active transport infrastructure (19% of the cost attributed to new development).

Type of local infrastructure	Total cost of works	Cost attributable to new development
Open space and recreation facilities	\$174,872,806	\$106,583,080
Public domain facilities	\$20,450,000	\$20,450,000
Community facilities	\$26,200,000	\$12,621,575
Roads and active transport	\$71,155,300	\$33,279,825
Plan administration and management	\$1,515,452	\$1,515,452
Total	\$294,193,558	\$174,449,932

Figure 3 – Summary of the works program in the Draft Bankstown District Contributions Plan

2. Contribution rates for residential developments

Based on the apportionment calculations, the Section 7.11 contribution rates for some of the common residential developments is summarised in the Figure 4 below:

Infrastructure item	Per secondary dwelling	Per self-contained seniors housing dwelling	Per 0 or 1 bed dwelling or boarding house rooms	Per 2 bed dwelling	Per 3 or more bed dwelling
Open space and recreation facilities	\$2,630	\$5,260	\$5,260	\$9,017	\$12,570
Roads and active transport	\$505	\$1,009	\$1,009	\$1,730	\$2,427
Community facilities	\$311	\$623	\$623	\$1,068	\$1,488
Public domain facilities	\$698	\$1,396	\$1,396	\$2,393	\$3,336
Plan administration and management	\$37	\$75	\$75	\$128	\$179
Total	\$4,181*	\$8,363	\$8,363	\$14,336	\$20,000

* Note - 50% discount of the contributions rate for secondary dwellings

Figure 4 – Proposed contributions rates for common residential development types

3. Comparison of contribution rates with existing rates and adjoining councils

For residential developments, the proposed 7.11 contribution rates will be higher than the existing section 7.12 levies in the former Bankstown area (refer to Figure 5 – Comparison of contribution rates for typical residential developments).

Dwelling type	Current (based on estimated cost of development)	Proposed
Secondary dwelling	\$0 if cost below \$100K	\$4,181
1 bedroom	\$1,500 - \$2,000	\$8,363
2 bedroom	\$2,000 - \$3,000	\$14,336
3+ bedroom	\$3,500 - \$6,000	\$20,000

Figure 5 – Comparison of current section 7.12 levies and proposed s.7.11 contributions for typical residential developments

In comparison to the adjoining councils, the contribution rates are considered to be comparable in Figure 6 below:

Council	Per Secondary dwelling	Per 1 bed dwelling	Per 2 bed dwelling	Per 3 or more bed dwelling
<i>Proposed Bankstown Plan</i>	<i>\$4,181</i>	<i>\$8,363</i>	<i>\$14,336</i>	<i>\$20,000</i>
CBC (Canterbury)	\$4,659	\$9,317	\$14,549	\$20,000
Cumberland (Holroyd)	\$8,173	\$8,173	\$13,822	\$19,351
Fairfield	\$3,843	\$4,997	\$9,226	\$14,220
Georges River (Hurstville)	-	\$9,635	\$15,269	\$20,000
Inner West (Marrickville)	\$14,745	\$14,745	\$20,000	\$20,000
Liverpool:	\$5,280	\$5,280	\$6,651	\$8,997
• Brownfield areas				
• Greenfield areas	-	\$20,522	\$25,313	\$35,964
Strathfield	\$10,264	\$10,264	\$14,827	\$18,345
Sutherland (growth centres)	Nil (exempt)	\$19,948	\$19,948	\$19,948

Figure 6 – Comparison of Section 7.11 contribution rates with adjoining councils

4. Section 7.12 levies for all other developments

The draft Contributions Plan will continue to apply Section 7.12 levies for all other development types that are not subject to Section 7.11 contributions, such as commercial and industrial developments.

This approach is a continuation of the existing Bankstown Section 94A Contribution Plan, and is also consistent with the approach undertaken in the Canterbury Development Contributions Plan 2013.

Other policy matters

To align the draft Contributions Plan and the Canterbury Development Contributions Plan 2013, the following policy matters are proposed to be reflected in the plans:

- **Exempt Section 7.12 fixed rate levies for alterations and additions to an existing dwelling house, and knockdown rebuild of a dwelling house**

The Bankstown Section 94A Contributions Plan and the Canterbury Development Contributions Plan 2013 applies section 7.12 fixed rate levies for alterations and additions to an existing dwelling, or for knockdown rebuild of a new dwelling, where the construction cost exceeds \$100,000.

The current policy is considered unfair for families who are seeking to replace or improve the existing house without increasing the gross floor area substantially. It is considered that the demand for infrastructure will not substantially increase if an existing house is replaced by a similar sized house.

For fairness, it is proposed to exempt section 7.12 levies for alterations and additions to an existing dwelling, or replacement of an existing dwelling where the new dwelling does not result in an increase of the gross floor area by 10% of the gross floor area of the existing dwelling house. Where the gross floor area increases by more than 10% of the existing dwelling house, section 7.12 levy will apply to the total cost of the construction.

As part of the transition phase, it is proposed to apply the same section 7.12 levy exemption for both the draft Contributions Plan and the Canterbury Development Contributions Plan 2013.

- **Apply a discounted contribution rate for secondary dwellings**

The Canterbury Development Contributions Plan 2013 provides a 50% discount of the section 7.11 contribution rate for secondary dwellings, which is based on the rate for 1-bedroom dwelling. The reason for this policy position is to not disadvantage extended families who may co-locate on a property.

As part of the first stage of the alignment, it is proposed to apply the same discount for secondary dwellings in the draft Contributions Plan, and review this policy position when the contributions plans are merged into one plan.

- **Contribution credit system for existing dwellings**

It is industry accepted practice to provide a contribution credit for the existing dwelling when land is redeveloped, e.g. when an existing 3-bedroom dwelling house proposed to be demolished and a dual occupancy is built, a contribution credit based on the section 7.11 contribution rate for a 3-bedroom dwelling is given for the existing dwelling house.

In addition, in circumstances where there is one dwelling house over a number of allotments, it is proposed to give a section 7.11 contribution credit for only one of the allotments and not for each of the allotments.

It is proposed to apply the same contribution credit approach for the existing dwelling for both the draft Contributions Plan and the Canterbury Development Contributions Plan 2013.

- **Refund policy**

In the Bankstown Section 94A Contributions Plan, Council adopted a refund policy that allows a refund if a development consent is surrendered where:

- a) the development application has not lapsed; and*
- b) the surrendered development consent takes effect in accordance with the Environmental Planning and Assessment Act 1979; and*
- c) no demolition, building, engineering or construction work has physically commenced that results in gross floor area on the site; and*
- d) Council is to retain 10% of the levy payment where any works have commenced.*

Since the introduction of the refund policy, Council has received numerous refund requests from surrendering Complying Development Certificates in addition to development consents.

It is proposed to amend the refund policy to also apply to the surrender of Complying Development Certificates, and make the revised refund policy applicable to both the draft Contributions Plan and Canterbury Development Contributions Plan 2013.

- **Administration cost**

The Environmental Planning & Assessment Act 1979 allows administration cost to be collected as part of the Section 7.11 contribution to employ staff to monitor and implement the contribution plans. The Canterbury Development Contributions Plan 2013 currently collects administration cost that includes 0.5 full time equivalent (FTE) staff to administer the plan.

It is proposed to adjust the draft Contributions Plan and Canterbury Development Contributions Plan 2013 to distribute the cost of a 1.5 FTE staff dedicated to administering, monitoring and accurately implementing both the plans in accordance with the Act. The proposed administration cost distribution will result in the net increase of 1 FTE staff to Council's establishment.

A copy of the amended Canterbury Development Contributions Plan 2013 is shown in Attachment B.

Next steps

Should Council support the recommendations in this report, the Draft Bankstown Local Infrastructure Contributions Plan and the amended Canterbury Development Contributions Plan 2013 will be exhibited for a minimum 28 days.

Following the exhibition, this matter will be reported back to Council with the outcomes of the exhibition.

ITEM 5.3 Planning Proposal: 353–355 Waterloo Road, Greenacre

AUTHOR Planning

PURPOSE AND BACKGROUND

This report considers a planning proposal application to amend the building height controls for the site at 353–355 Waterloo Road, Greenacre, known as the Chullora Marketplace.

ISSUE

At the Ordinary Meeting of 11 December 2018, Council considered a planning proposal application to amend the building height controls for the site at 353–355 Waterloo Road, Greenacre. Council resolved to defer the application to consider additional information from the proponent in relation to potential infrastructure, traffic, economic and heritage impacts prior to deciding whether to proceed with a planning proposal.

In March 2019, the proponent submitted additional information for Council’s consideration. Following a review, Council’s assessment indicates the proposal has strategic merit subject to the delivery of supporting infrastructure works. In June 2019, the proponent submitted a letter of offer to enter into a planning agreement to deliver infrastructure works.

RECOMMENDATION That -

1. Council prepare and submit a planning proposal to seek a Gateway Determination for the following amendments to Bankstown Local Environmental Plan 2015:
 - (a) For the site at 355 Waterloo Road, Greenacre (Chullora Marketplace):
 - (i) Apply a maximum 0.65:1 FSR for the purposes of residential development, while retaining the existing 1:1 FSR for the site.
 - (ii) Permit a maximum building height of 11 metres (three storeys) along the southern boundary, 14 metres (four storeys) along the eastern and western boundaries, and 20 metres (six storeys) for the remainder of the site, as shown in Attachment A.
 - (b) For the site at 353 Waterloo Road, Greenacre (house site):
 - (i) Rezone the site to Zone B2 Local Centre.
 - (ii) Permit a maximum 1:1 FSR for the site. Within the 1:1 FSR envelope, apply a maximum 0.65:1 FSR for the purposes of residential development.
 - (iii) Permit a maximum building height of 14 metres (four storeys).
2. Council seek authority to exercise the delegation in relation to the plan making functions under section 3.36(2) of the Environmental Planning and Assessment Act 1979.
3. Subject to the issue of a Gateway Determination, Council exhibit the planning proposal and the matter be reported to Council following the exhibition.

4. Council prepare and concurrently exhibit DCP amendments to support the planning proposal and the matter be reported to Council following the exhibition.
5. A planning agreement be prepared and exhibited concurrently with the planning proposal.
6. Council's contributions plan be payable in addition to the planning agreement items.
7. The planning agreement be reported to Council following the exhibition.

ATTACHMENTS

[Click here for attachments](#)

- A. Recommended amendments to the FSR Map and Height of Buildings Map
- B. Local Planning Panel Meeting–Council Report
- C. Local Planning Panel Meeting–Minutes
- D. Ordinary Meeting of 11 December 2018–Council Report and Minutes
- E. Letter of Offer
- F. Social Impact Statement
- G. Revised Traffic Study
- H. Economic Impact Analysis
- I. Heritage Impact Statement

POLICY IMPACT

This matter is consistent with the Greater Sydney Commission's Greater Sydney Region Plan and South District Plan. These Plans identify Chullora as a local centre which is well connected to the local and regional road network and bus services. These Plans identify Chullora as an appropriate location for mixed use commercial / residential development provided the local centre's primary role to provide employment, goods and services is protected.

FINANCIAL IMPACT

Should Council decide to proceed with a planning proposal, the next step is for Council and the proponent to finalise the terms of a planning agreement to ensure the public benefits outlined in this report can be delivered by the proponent in a timely manner. The recommendation is for the planning agreement to cover the full costs of the proposed infrastructure works.

COMMUNITY IMPACT

The recommendations of this report are considered to appropriately manage infrastructure and amenity impacts. The proponent carried out a Social Impact Assessment and this is provided in Attachment F.

DETAILED INFORMATION

1. BACKGROUND

1.1 Site Description

The site at 353–355 Waterloo Road, Greenacre comprises the following properties as shown in Figure 1:

Property Address	Property Description	Current Zone	Site Area
353 Waterloo Road	Lot 9, DP 10945	Zone R2 Low Density Residential	696m ²
355 Waterloo Road	Lot 41, DP 1037863	Zone B2 Local Centre	56,304m ²

The Chullora Marketplace shopping centre at 355 Waterloo Road is single storey (24,600m² floor area) with on-site parking for approximately 860 cars. The site was formerly the Liebentritt Pottery site and is listed as a local heritage item of archaeological significance. The site at 353 Waterloo Road contains a dwelling house. The Council report in Attachment D provides details of the local context.

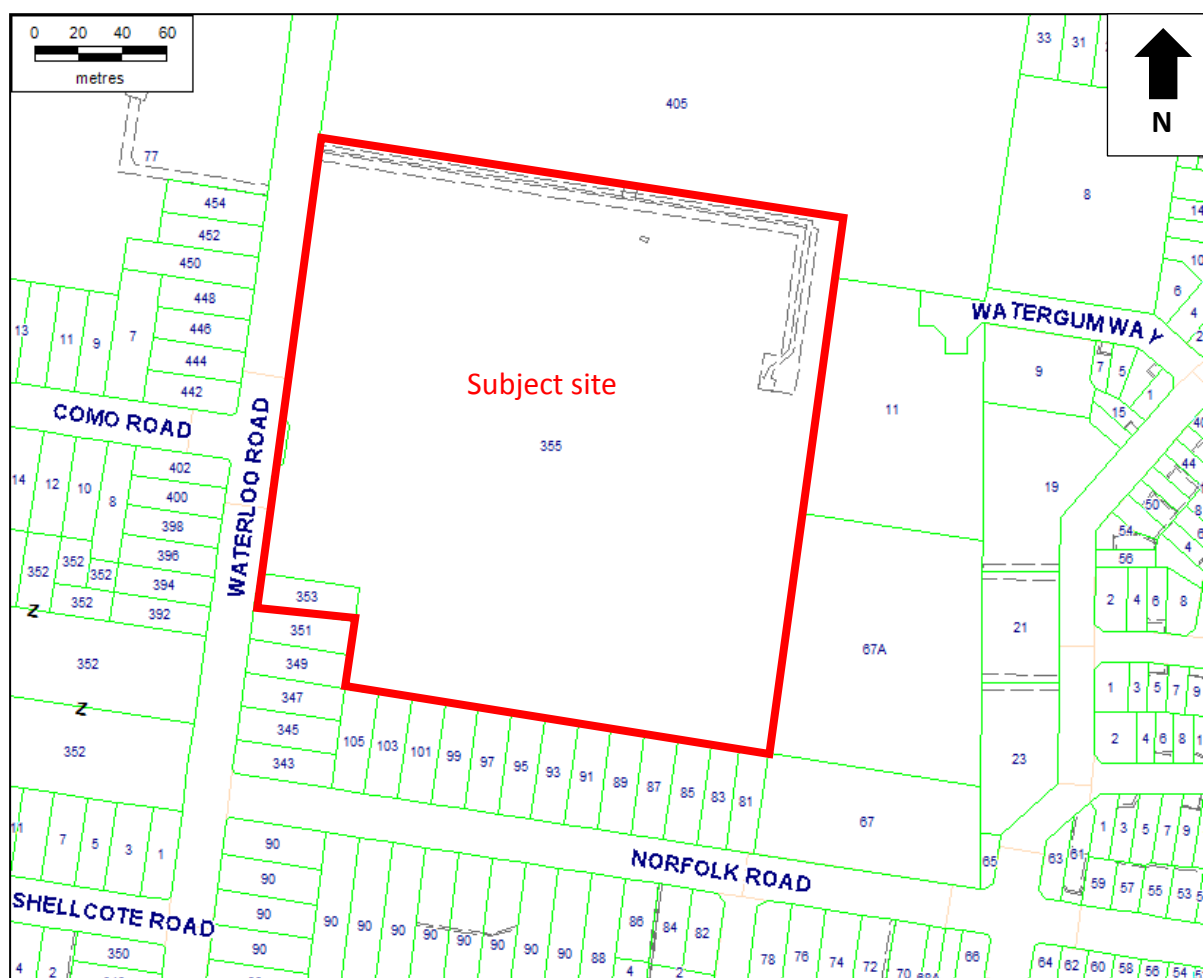


Figure 1: Site Map



Figure 2: Aerial Image

1.2 Proposal

In May 2018, Council received an application to amend Bankstown Local Environmental Plan 2015 as follows:

355 Waterloo Road (Chullora Marketplace site)	Current controls	Proposed controls
Maximum building height	11 metres (3 storeys)	14–20 metres (4–6 storeys)
353 Waterloo Road (house site)	Current controls	Proposed controls
Zone	R2 Low Density Residential	B2 Local Centre
Maximum FSR	0.5:1	1:1
Maximum building height	9 metres (2 storeys)	14 metres (4 storeys)
Minimum subdivision lot size	450m ²	Do not apply the Minimum Subdivision Lot Size Map as this map does not apply to Zone B2 Local Centre.

The application includes an indicative concept plan, which proposes mixed use development (3–6 storeys) with shop top housing and associated parking (1,294 spaces) within podium levels (refer to Figures 3 and 4). The key feature is a central roadway and plaza area with active frontages to enhance a ‘sense of place’ and provide community space.

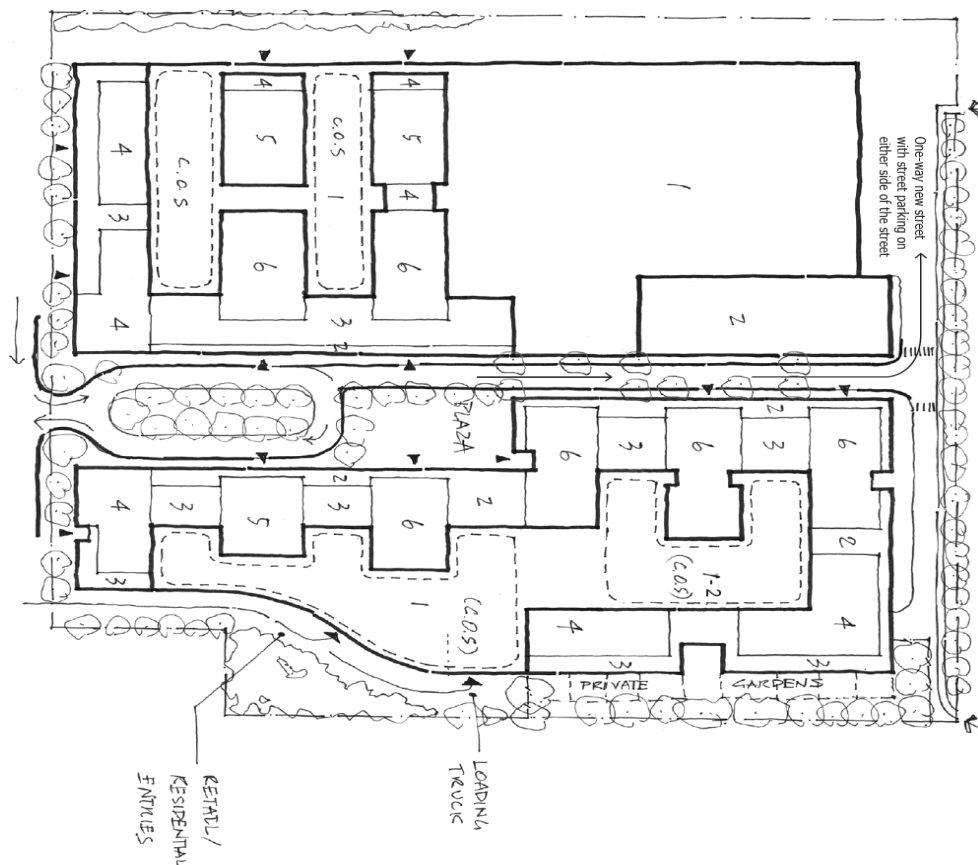


Figure 3: Application's indicative concept plan

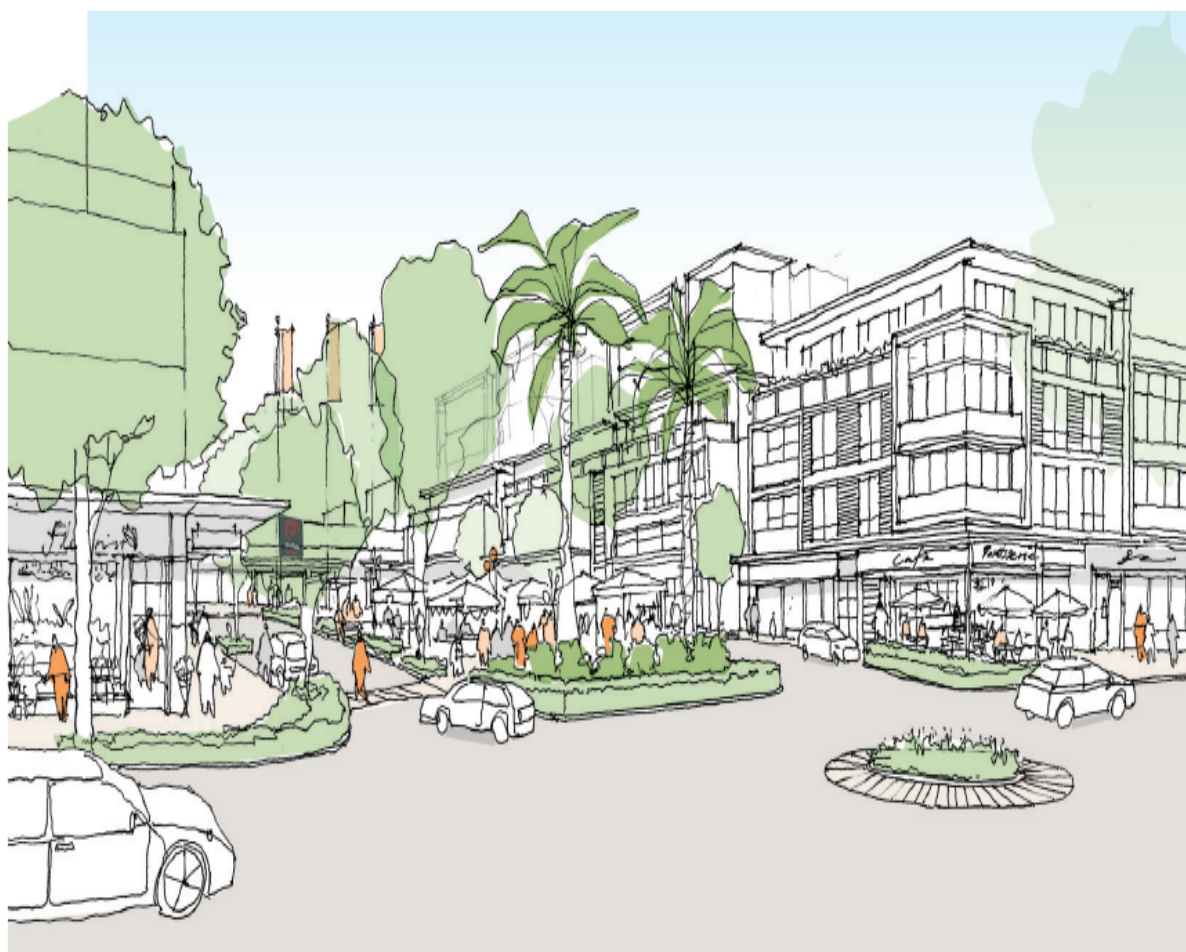


Figure 4: Application's indicative concept plan showing the new central piazza from Waterloo Road

1.3 Request for additional information

The Local Planning Panel considered the planning proposal application on 19 November 2018 and recommended that the application proceed to Gateway (refer to the Local Panel Planning Minutes as provided in Attachment C). The Panel also recommended that the Gateway process should require the following additional information:

- (a) Social Impact and Community Needs Assessment*
- (b) Heritage Study for the site at 355 Waterloo Road Greenacre*
- (c) Revised Traffic Study for the purposes of consultation with the Roads & Maritimes services*
- (d) Economic Impact Study to analyse potential impacts on the Greenacre Small Village Centre as a result of the proposal.*

Panel Reason: *Given the location and context of this large site the panel agrees with the Officer's recommendation of the need for a site specific DCP and the provision of additional information that must be provided to ensure orderly development of the site.*

At the Ordinary Meeting of 11 December 2018, Council considered the application (refer to the Council Report as provided in Attachment D) and resolved that:

- 1. The matter be deferred subject to the applicant providing the following additional information as outlined in the report:*
 - (a) Social Impact and Community Needs Assessment*
 - (b) Heritage Study for the site at 355 Waterloo Road, Greenacre*
 - (c) Revised Traffic Study for the purposes of consultation with the Roads & Maritime Services*
 - (d) Economic Impact Study to analyse the potential impacts on the Greenacre Small Village Centre as a result of the proposal.*
- 2. Once the additional information is received and evaluated, a further report be provided to Council on the matter.*

In March 2019, the proponent provided the following additional information for Council's consideration:

- Social Impact Assessment (prepared by City Plan, dated March 2019)
- Revised Traffic Study (prepared by Colston Budd Rogers & Kafes Pty Limited, dated March 2019) and additional information (dated May 2019)
- Economic Impact Analysis (prepared by Location IQ, dated April 2019)
- Heritage Impact Statement (prepared by City Plan, dated March 2019)

This report considers the additional information in response to the Council resolution of 11 December 2018.

2. ASSESSMENT FINDINGS

2.1 Social Impact Assessment

Council requested a Social Impact Assessment to investigate local infrastructure needs arising from the proposal. The proponent submitted a Social Impact Assessment, which recommends the following infrastructure works to support the proposal:

Table 1: Infrastructure improvements proposed by the proponent

Proposed infrastructure improvements	Council officers response
A publicly accessible plaza, with potential for some civic functions to create a focal point and a sense of place for the community.	<p>The application's request to vary the building height is primarily dependent on the redistribution of floor space to provide a publicly accessible plaza.</p> <p>The provision of this space would need to be consistent with local community needs. According to Council's urban design peer review, the design of the new space would need to be:</p> <ul style="list-style-type: none"> • A minimum 1,500m² in area • Visible from Waterloo Road • Accessible at all times • Predominantly landscaped. <p>Council's review supports an increase in the available public open space in the area.</p>
New footpaths and public domain works.	<p>Public domain works are needed to improve pedestrian and cycle access in the area, and to provide greenery in the form of mature trees.</p> <p>Council's review supports new public domain works provided it includes (but are not limited to):</p> <ul style="list-style-type: none"> • New footpaths. • Undergrounding of power lines on the eastern side of Waterloo Road (extending from 343 to 355 Waterloo Road) to enable better street tree planting. • Cycle links from the site to Lockwood Park (may be in the form of a shared path) and to the north-south regional cycleway which runs along Maiden Street-Roberts Road.
Improvements to the existing playground in Norfolk Reserve (67 Norfolk Road, Greenacre).	<p>Council's review does not propose to pursue this proposal as it is inconsistent with Council's adopted Playgrounds and Play Spaces Strategic Plan.</p> <p>The Strategic Plan identifies there is a high provision of playgrounds in Greenacre. However, there is a gap in play spaces that allow children to connect to nature.</p> <p>To address this gap, the Strategic Plan recommends replacing the existing playground equipment at Norfolk Reserve with landscaping, given its proximity to the endangered ecological communities within the reserve. The landscaped setting may include small and low structures such as logs and animal shapes to encourage imaginative play. The Strategic Plan does not identify this action as a priority.</p>

Proposed infrastructure improvements	Council officers response
A new community facility (up to 1,200m ² in floor area) although the cost should not be directly attributed to the proposal as it would benefit the broader community. The cost of the community centre should be subject to developer contributions.	Council's review does not propose to pursue this proposal as it is inconsistent with Council's North East Local Area Plan. The Local Area Plan recommends focussing and consolidating the catchment's community facilities in the Greenacre Village Centre.

In addition to the above, Council officers identify the need for certain other infrastructure works to support the proposal. The infrastructure works include (but are not limited to):

Table 2: Other infrastructure needs identified by Council officers in addition to Table 1

Proposed infrastructure improvements	Justification
New signalised pedestrian crossing on the northern side of the Waterloo Road and Norfolk Road intersection.	A signalised pedestrian crossing is needed to provide safe pedestrian access from the site to Lockwood Park (352 Waterloo Road, Greenacre).
New roundabout and associated splitter islands at the Waterloo and Como Roads intersection.	The configuration of the existing roundabout at the Waterloo and Como Roads intersection does not have sufficient capacity to address the projected increase in traffic movements. A new roundabout is needed to address this issue and to provide safe pedestrian access to the bus stops on Waterloo Road.
Two new bus shelters on Waterloo road, fronting the site.	New bus shelters are needed to support public transport needs within easy walking distance of the site.
Improved street lighting in the mid-block connection that links the site to Watergum Way.	Improved street lighting is needed to provide safe mid-block pedestrian access from the site to nearby residential areas.
Improved playground equipment in Northcote Reserve (260 Waterloo Road, Greenacre).	<p>Whilst Council's adopted Playgrounds and Play Spaces Strategic Plan identifies there is a high provision of playgrounds in Greenacre, it does identify the need for additional equipment and activities in the nearby Northcote Reserve.</p> <p>The works may provide diverse play opportunities for toddlers, young children and older children. The Strategic Plan identifies this action as a priority.</p>

In June 2019, the proponent submitted a letter of offer to enter into a planning agreement to deliver the above infrastructure works as identified in Council's review (refer to the letter of offer as provided in Attachment E).

Section 7.4(1)(a) of the Environmental Planning and Assessment Act 1979 enables the proponent to provide a material public benefit through entering into an agreement with Council. Planning agreements are voluntary and must be freely entered into by Council and the proponent.

Should Council decide to proceed with a planning proposal, it is recommended that Council prepare and exhibit a planning agreement to support the planning proposal. This is on the basis that the planning agreement covers the full cost of the proposed infrastructure works outlined in this report in addition to the required contribution under Council's contributions plan.

2.2 Revised Traffic Study

Council requested a Revised Traffic Study for the purposes of consultation with the Roads and Maritime Services. The proponent submitted a Revised Traffic Study, which indicates the surrounding road network would be able to cater for the additional traffic associated with the commercial and residential uses on the site.

At this point in time, there is sufficient information for the planning proposal to proceed to Gateway subject to the proponent providing the following additional information to inform Council's consultation with the Roads and Maritime Services:

- The raw data that informs Figure 2 and 3 of the Traffic Study, including dates and times of the survey undertaken. This information is required to validate the results provided.
- Updated intersection modelling to assess the impact of the proposal on the surrounding network and intersections, taking into consideration the additional information submitted in May 2019.

The proponent has committed to provide this information as part of the Gateway process. Should Council decide to proceed with a planning proposal, it is recommended that Council request the additional traffic data as part of the Gateway process.

2.3 Economic Impact Analysis

Council requested an Economic Impact Study to ensure the proposal does not impact on the role of the Greenacre Village Centre within the centres hierarchy.

The proponent submitted an Economic Impact Analysis, which indicates the existing customer shopping patterns are unlikely to change as a result of the proposal. Given that the proposal will not materially change the overall provision of floor space on the site, the impacts on the Greenacre Small Village Centre are likely to be minimal.

Council's review supports these findings to inform the planning proposal.

2.4 Heritage Study

Council requested a Heritage Study to assess the potential impacts of the proposal on the heritage significance of the site.

The proponent submitted a Heritage Impact Statement, which indicates the proposal (including the provision of basement car parking), may have a minor but acceptable impact on the archaeological significance of the former pottery site. The development application stage may manage this impact through the following recommendations:

- Application for Exemption: Prior to any excavation work commencing, an application must be made to the NSW Heritage Office for an application permit under the terms of the Heritage Act 1977.
- Geotechnical Investigations: Prior to any excavation works commencing, geotechnical investigations of areas of archaeological sensitivity should be undertaken by a qualified geotechnician.
- Monitoring: Any excavation works undertaken as part of the future development of the site should be monitored and recorded by a qualified archaeologist.
- Unexpected finds: Should any unexpected relics be uncovered during the works, all work must stop, appropriate conservation and protection measures be implemented by a qualified archaeologist and the Heritage Division be notified.
- Salvage: Prior to and during the undertaking of any future excavation works, brick and tile debris should be salvaged throughout the subject site and incorporated in the future design. Removal of any items to be carried out in accordance with specific salvage methodologies.
- Heritage Interpretation: An archaeologist or heritage specialist is to develop an interpretation plan for the site. Although heritage interpretation signage has been erected at the entrance of the Chullora Marketplace shopping centre, any future development of the site should also incorporate interpretation media wherever possible (e.g. street names or the incorporation of bricks and tiles).

Although the site would consist primarily of cuts and clay pits, the Heritage Impact Statement indicates there is some potential for the presence of remnant ancillary structures, tools, infrastructure and brick and tile material. The Heritage Impact Statement would need to include an additional recommendation on the future management and display of any relics found on the site.

Council's review supports these findings to inform the planning proposal.

3. NEXT STEPS

The next step is to prepare and submit a planning proposal to the Department of Planning and Environment to seek a Gateway Determination. It is also proposed to prepare draft DCP amendments and a planning agreement to support the planning proposal.

Following the exhibition, the matter would be reported to Council.

Planning Matters - 23 July 2019

ITEM 5.4 **Planning proposal: 89-95 Karne Street North, Narwee**

AUTHOR **Planning**

PURPOSE AND BACKGROUND

This report summarises the exhibition of a planning proposal to rezone land at 89-95 Karne Street North, Narwee from R3 Medium Density Residential to B1 Neighbourhood Centre and amend associated development controls (FSR, Height and Minimum Lot Size). It is recommended that Council adopt the planning proposal and finalise the plan to bring the controls into effect.

ISSUE

At the Ordinary Council Meeting of 26 February 2019 Council resolved to adopt amendments to the floor space ratio to 1.3:1 for land at 89-91, 93, 93A and 95 Karne Street North, Narwee and to exhibit the revised planning proposal.

In April 2019, Council exhibited the revised planning proposal. No submissions were received. The next step is to make the plan under delegation.

RECOMMENDATION That -

1. Council adopt the planning proposal as shown in Attachment A.
2. Council exercise its delegation provided by the Department of Planning Industry and Environment (DPIE) to finalise the plan.

ATTACHMENTS [Click here for attachments](#)

- A. Planning Proposal
- B. Council Report 26 February 2019

POLICY IMPACT

This report has no policy implications for Council.

FINANCIAL IMPACT

This report has no financial implications for Council.

COMMUNITY IMPACT

Council exhibited this matter for a period of 31 days from 9 April 2019 to 10 May 2019, consistent with the Gateway Determination. During this period, no submission were received.

DETAILED INFORMATION

Background

In July 2017 Council received an applicant initiated planning proposal requesting the following amendment to the Canterbury Local Environmental Plan 2012 for land at 89-91, 93, 93A and 95 Karne Street North in Narwee:

1. Rezone the subject site from R3 Medium Density Residential zone to B1 Neighbourhood Centre zone.
2. Amend the Maximum Height of Building Map from 8.5m to 10m.
3. Amend the Floor Space Ratio Map from 0.5:1 to no FSR.
4. Amend the Lot Size Map by removing the properties from the map as it does not apply to B1 Neighbourhood Centre zone.

The Independent Hearing and Assessment Panel (IHAP) considered the proposal at its meeting on 9 October 2017 and supports Council staff's recommendation that the proposal be submitted to the Greater Sydney Commission for a Gateway Determination, subject to:

1. Council determining an appropriate FSR for the site, prior to public exhibition.
2. The requirements of SEPP 55 to be addressed by the proponent, prior to public exhibition.
3. The requirements of overland flooding to be addressed by the proponent, prior to public exhibition.

In February 2018, Council resolved to prepare a planning proposal to amend Canterbury LEP 2012 as follows:

Planning controls	Current provisions	Proposed amendments
Zone	R3	B1
FSR	0.5:1	To be determined by Council
Height	8.5m	10m

In May 2018 the Department of Planning, Industry and Environment (DPIE) (formerly Department of Planning and Environment) issued a Gateway Determination to enable the exhibition of the planning proposal subject to the inclusion of a proposed FSR for the site (should an FSR be deemed necessary). Council engaged an urban design specialist to provide an FSR study for the site in response to the Gateway Determination. The study concluded a FSR of 0.9:1 to be suitable for the site.

The planning proposal was placed on public exhibition from 11 September 2018 to 12 October 2018.

Council considered the outcome of the exhibition process at the Ordinary meeting of 26 February 2019. At that meeting it resolved to adopt amendments to the floor space ratio from 0.9:1 to 1.3:1 for land at 89-91, 93, 93A and 95 Karne Street North, Narwee and to re-exhibit the revised planning proposal. A copy of the 26 February 2019 Council meeting is shown as Attachment B.

The DPIE was notified of the amendments to the planning proposal and issued an alteration to the Gateway Determination by updating the planning proposal to include a FSR study that justifies the proposed FSR. A copy of the revised planning proposal is shown as Attachment A.

Site Details

The site is situated within the eastern side of Karne Street North opposite Leigh Avenue at its intersection with Shorter Avenue (refer to maps over page). It has a total combined area of 701m². 89-91 Karne Street North is a corner lot with frontage to Karne Street North and a secondary frontage to Shorter Avenue. 93, 93A and 95 Karne Street North have a direct frontage to Karne Street North of 18.3m. The site comprises four allotments in two different ownerships.

The sites are accessible to pedestrians and vehicles from Karne Street North and via Shorter Avenue. Rear service lane access is from Shorter Lane which intersects with Shorter Avenue. A public footpath to the north of the properties connects Karne Street North with Chick Street to the north-east. Off street car parking spaces are accessed via the laneway at the rear of the site and are provided in a 90 degree configuration to the rear of these premises.

Surrounding development comprises one and two storey dwellings. Bennet Park is located to the south west and provides recreational sporting facilities. Roselands shopping centre is located approximately 1.3km north of the subject site.

The site is serviced by a number of local bus networks within 400m walking distance. The site is situated approximately 1.3km (walking distance by foot/road) from Narwee Railway Station and the Narwee town centre.



Map 1: Location (subject site shown edged in red)

Concept plans provided for the site show a two storey mixed use development which will be of similar scale to existing two storey dwellings in the surrounding area.



Image 1: Concept drawing showing proposed development

Merits of the proposal

The proposal seeks to align the zoning of the site with its primary land use, removing an existing anomaly. This will also enable development of the site while retaining a local retail presence. The proposed B1 zone is considered to better align with the existing use on the site (shops) and the proposed development is considered to be compatible to the surrounding residential neighbourhood, in terms of scale and intensity of non-residential use.

A small-scale intensification of the site is justified in that the site acts as a neighbourhood centre, as:

- The site already functions as a strip of neighbourhood shops, albeit with low intensity uses (hairdresser/day spa and a Chinese restaurant/takeaway). It also features a bus stop and a post box. Redevelopment would potentially increase the range of tenancies that would better align with daily needs (e.g. Mixed Business, café, etc.).
- There are limited options for daily needs to be met elsewhere within a five-minute walking distance (400m radius), with the shop on the corner of Karne Street North and Martin Street, the only other option (currently occupied by a jeweller).
- The site has the benefit of proximity to Bennett Park (diagonally across Karne Street North) giving future residents a degree of amenity and ease of access to recreational facilities.

Exhibition of revised planning proposal

Council exhibited the planning proposal from 9 April 2019 to 10 May 2019. The exhibition process included:

- Displays at Council's Customer Service Centre (Bankstown and Campsie Branch) and corporate website.
- Notification in the local newspapers.
- Notification letters to surrounding property owners.
- Notification letters to the property owner.

No submissions were received. It is recommended that Council adopt the planning proposal as shown in Attachment A.

Next Steps

Should Council decide to adopt the planning proposal, the next step would be to advise DPIE of the decision and instruct the Department to make the plan.

Planning Matters - 23 July 2019

ITEM 5.5 Recommended appointment of South District Commissioner

AUTHOR Planning

PURPOSE AND BACKGROUND

To recommend to the Premier that Mr Peter Poulet be appointed as the Greater Sydney Commission's District Commissioner for the South District of Sydney.

ISSUE

In May 2019, Mr Morris lemma resigned as the Greater Sydney Commission's South District Commissioner. The Greater Sydney Commission, on behalf of the Premier, is seeking advice and recommendations from local councils on the appointment of a District Commission for the South District for a period of approximately 24 months. Mr Peter Poulet, who is also the Commissioner of the Central City District, has been tentatively appointed subject to endorsement from Councils.

RECOMMENDATION

That Council write to Premier advising of its support for the appointment of Mr Peter Poulet as District Commissioner of the South District and acknowledging the contributions of Commissioner Morris lemma while he was in the role.

ATTACHMENTS

Nil

POLICY IMPACT

The NSW Government has adopted the Greater Sydney Commission's Greater Sydney Region Plan, A Metropolis of Three Cities and the supporting five District Plans which implement the region plan at the district level. This included the South District Plan, which includes the City of Canterbury Bankstown local government area. The South District Plan has identified a policy platform and growth targets for housing and employment for the City of Canterbury Bankstown. The District Plan forms the basis of our local strategic land use planning, including the Local Strategic Planning Statement and Council's new Local Environmental Plan.

The Greater Sydney Commission is currently working with Council on the Bankstown and Bankstown Airport-Milperra Collaboration Area, which will result in a coordinated Government plan for this area, underpinned by the City Centre's role as a health and education precinct. The District Commissioner is the Chair of this process and is involved throughout the development of the Place Strategy.

FINANCIAL IMPACT

This matter has no financial implications for Council. The District Commissioners are remunerated by the NSW Government.

COMMUNITY IMPACT

The Greater Sydney Commission undertook community and stakeholder engagement in relation to the preparation of regional and district level plans. The District Commissioner is heavily involved in the community engagement and preparation of the District Plans and is expected to be involved in endorsing Local Strategic Planning Statements, once prepared. The Commissioner is involved in working with Council through the Collaboration Area process for the development of a Place Strategy, which will provide a coordinated whole-of-Government plan for Bankstown City Centre and the Bankstown Airport-Milperra precinct.

DETAILED INFORMATION

District Commissioners for the five Greater Sydney Districts are appointed by the NSW Premier on the advice of relevant local councils. In May 2019, Morris lemma resigned as South District Commissioner. Mr lemma was a foundational Commissioner of the Greater Sydney Commission, and was closely involved in the Bankstown Collaboration Area process.

Under schedule 2 of the *Greater Sydney Commission Act 2015* (GSC Act), an appointed member holds office for such period (not exceeding 4 years) as is specified in the appointment instrument, is eligible for re-appointment, and can hold office as a member for not longer than 8 years.

In accordance with section 6 of the GSC Act, the Chief Executive Officer of the Greater Sydney Commission on behalf of the Premier, is seeking advice and recommendations from local councils on the appointment of a District Commissioner for the South District, following the resignation of Commission Morris lemma in May 2019.

Council may nominate a new District Commissioner or may choose to request that Mr Peter Poulet, currently appointed as Central City District Commissioner also be appointed as the South District Commissioner. This will provide the opportunity to create greater synergies between the South District and the Central City District, centred around Parramatta. It is anticipated that Mr Poulet's term will be for a period of approximately 24 months, to align with the implementation of all new Local Environmental Plans across the South and Central City Districts and until the next round of recruitment of District Commissioners. At that time, Council will be requested to provide advice on the appointment of a new Commissioner.

Mr Poulet was the 23rd NSW Government Architect (2012-2018). During his time as Government Architect, he refocused the role to work across government, sectors and disciplines to promote good design of the built environment. His work centred on advocacy, research, consultation and guidance. Mr Poulet was instrumental in ensuring 'design' was included as an object of the *Environmental Planning and Assessment Act 1979*, and he established the State Design Review Panel, to provide design guidance to major projects across NSW. Mr Poulet also drove the development of the State's first design policy, *Better Placed* and *Greener Places*, which have been important guiding documents for elevating the importance of design in the planning and development process.

Mr Poulet has over 30 years' experience in both private and government sectors, including being the inaugural State Architect of Tasmania (2009-2012). He has won a number of architecture and design awards including the Horbury Hunt and Blackett Awards, and an Australian Institute of Architects' award.

The experience Mr Poulet brings, as well as his ongoing role as Commissioner of the Central City District, will help ensure the aspirations of the City of Canterbury Bankstown can continue to be guided by a highly qualified and experienced Commissioner supporting the South District in the Greater Sydney Commission. Mr Poulet has met already met with Council's General Manager and Director of Planning, and has a good understanding of the challenges and opportunities of our City. This will be of significant benefit in supporting the finalisation of Council's Local Strategic Planning Statement and new Local Environmental Plan. He will be heavily involved in the Bankstown and Bankstown Airport-Milperra Collaboration Area process.

Mr Poulet will chair this process, which will result in a coordinated, whole-of-Government 'Place Strategy' for Bankstown City Centre and the Bankstown Airport-Milperra precinct. Mr Poulet has expressed a willingness to work closely with Council on these significant projects.

Therefore, it is recommended that Council support the appointment of Mr Peter Poulet as the District Commissioner for the South District of Greater Sydney, and write to the Premier advising of its resolution. Should Mr Poulet not be available or decline his appointment, it is expected that the Greater Sydney Commission consult Council on the appointment of a new District Commissioner prior to his/her appointment.

Council also take this opportunity to thank Commissioner Mr Morris Iemma for his work during his time in the role. Mr Iemma supported Bankstown and Campsie's roles as strategic centres and the designation of Bankstown as a health and education precinct in the South District Plan. He has also been actively involved in chairing the Bankstown and Bankstown Airport-Milperra Collaboration Area process.

6 POLICY MATTERS

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

7 GOVERNANCE AND ADMINISTRATION MATTERS

The following items are submitted for consideration -

7.1	Cash and Investment Report as at 30 June 2019	83
7.2	Ward Boundaries	87
7.3	Promotion of Local Charities Initiative	93
7.4	Local Government NSW - Annual Conference and Consideration of Motions	95

Governance and Administration Matters - 23 July 2019

ITEM 7.1 Cash and Investment Report as at 30 June 2019

AUTHOR Corporate

PURPOSE AND BACKGROUND

In accordance with clause 212 of the Local Government (General) Regulation 2005, 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.

Council's investments are managed in accordance with Council's investment policy. The report below provides a consolidated summary of Council's total cash investments.

ISSUE

This report details Council's cash and investments as at 30 June 2019.

RECOMMENDATION That -

1. The Cash and Investment Report as at 30 June 2019 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

ATTACHMENTS [Click here for attachment](#)

- A. CPG Research & Advisory Monthly Investment Report June 2019

POLICY IMPACT

Council's investments are maintained in accordance with legislative requirements and its Cash and Investment Policy.

FINANCIAL IMPACT

Interest earned for this period has been reflected in Council's financial operating result for this financial year. Council's annual budget will be reviewed, having regard to Council's actual returns, as required.

COMMUNITY IMPACT

There is no impact on the community, the environment and the reputation of Canterbury Bankstown.

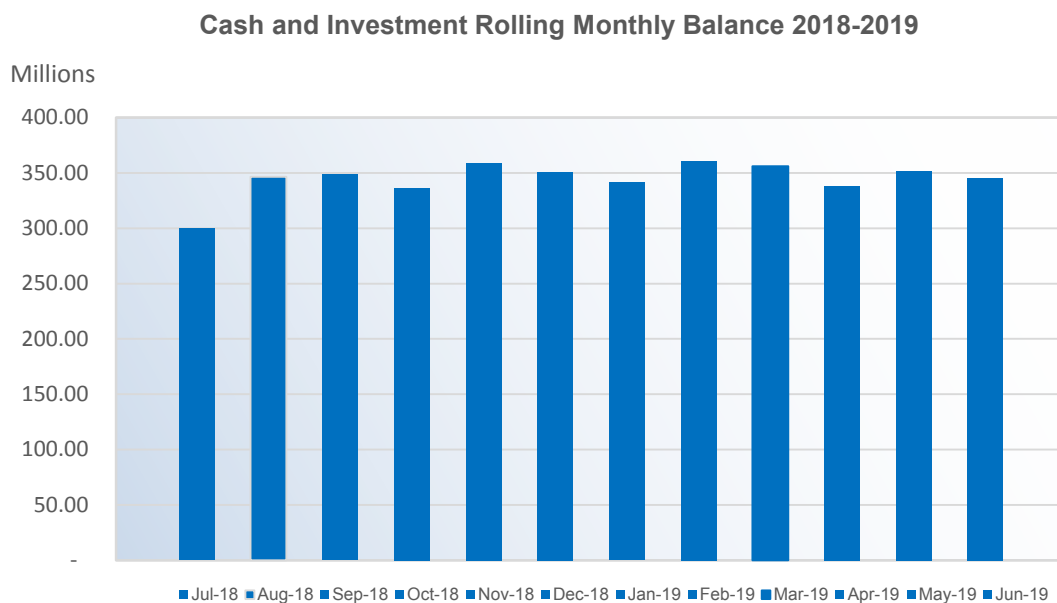
DETAILED INFORMATION

Cash and Investment Summary – as at 30 June 2019

In total, Council's Cash and Investments holdings as at 30 June 2019 is as follows:

Cash and Investments	\$
Cash at Bank	717,964
Deposits at Call	26,263,591
Term Deposits	255,230,000
Floating Rate Notes	63,353,621
Total Cash and Investments	345,565,176

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 following graph outlines Council's closing cash and investment balances from July 2018 to June 2019.



A summary of Council's investment interest income earned for the period to 30 June 2019 is as follows:

Interest Income	June 2019 \$	Year-to-date June 2019 \$
Budget	774,583	9,295,000
Actual Interest	815,812	9,984,798
Variance	41,229	689,798
Variance (%)	5.32%	7.42%

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	8	100
Working Capital Funds (0-3 months)	16	100
Short Term (3-12 months)	21	100
Short – Medium (1-2 years)	16	70
Medium (2-5 years)	39	50
Long Term (5-10 years)	0	5
Total Cash and Investments	100%	

Portfolio Allocation	
	Actual % of Portfolio
Cash at Bank	0.2
Deposits at Call	7.6
Term Deposits	72.9
Floating Rate Notes	19.3
Total Cash and Investments	100%

Governance and Administration Matters - 23 July 2019

ITEM 7.2 **Ward Boundaries**

AUTHOR **Office of General Manager**

PURPOSE AND BACKGROUND

The purpose of the report is to review Councils current ward boundaries prior to the 2020 local government elections in accordance with advice received from the NSW Electoral Commission.

Councillors would recall that a Briefing was provided on the current ward boundaries and Councillors were invited to provide suggestions to revise the ward Boundaries. A suggestion was received to amend the boundary between Bankstown and Roselands Wards which is discussed in the report.

ISSUE

To determine if any amendments are proposed for Council's ward boundaries prior to the 2020 local government elections.

RECOMMENDATION

That Council proceed with the ward boundary alteration proposal as detailed in the report.

ATTACHMENTS

Nil

POLICY IMPACT

The report has no implications for Council's policies.

FINANCIAL IMPACT

Should Council determine to commence the process of altering its ward boundaries, costs for preparing the Ward Boundaries Plan and public exhibition would be incurred. Such costs would be minor and could be met from existing budget allocations.

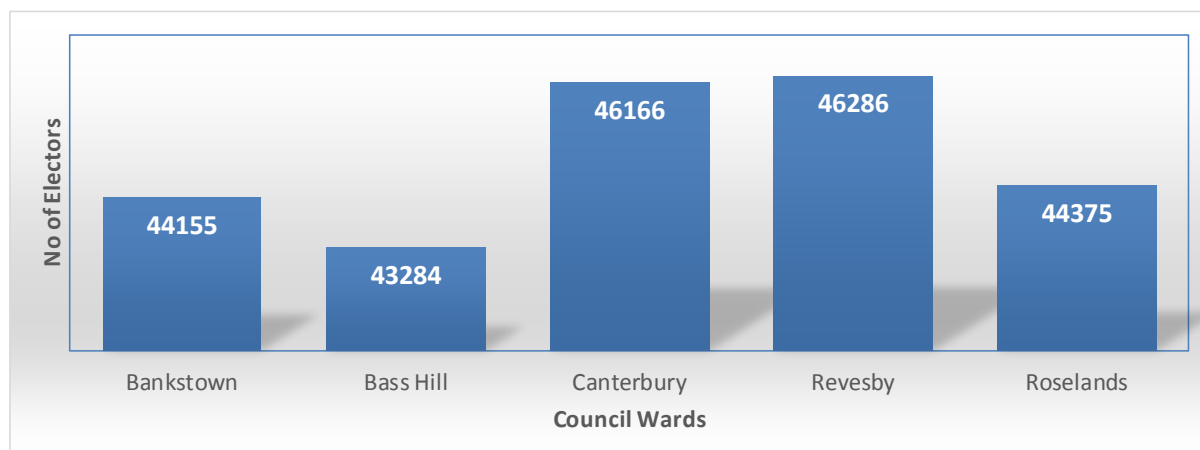
COMMUNITY IMPACT

The report would impact a small number of electors that would need to be transferred between wards as a result of any boundary alteration.

DETAILED INFORMATION

Advice has been received from the NSW Electoral Commission that Councils seeking to change ward boundaries or change ward names prior to the 2020 Local Government elections, should commence the review process now.

Canterbury Bankstown Council is divided into wards and is therefore required by section 211 of the Local Government Act 1993 to keep the ward boundaries under review to ensure that a difference in elector numbers of no greater than 10% exists between wards. Council would be required to alter its ward boundaries if the number of electors between wards differed by more than 10%. The number of electors in each ward for Canterbury Bankstown Council is provided by the NSW Electoral Commission and is shown below:



The above chart shows that the variation in the number of electors between wards is 6.5% which is well within the 10% tolerance limit permitted by the Local Government Act.

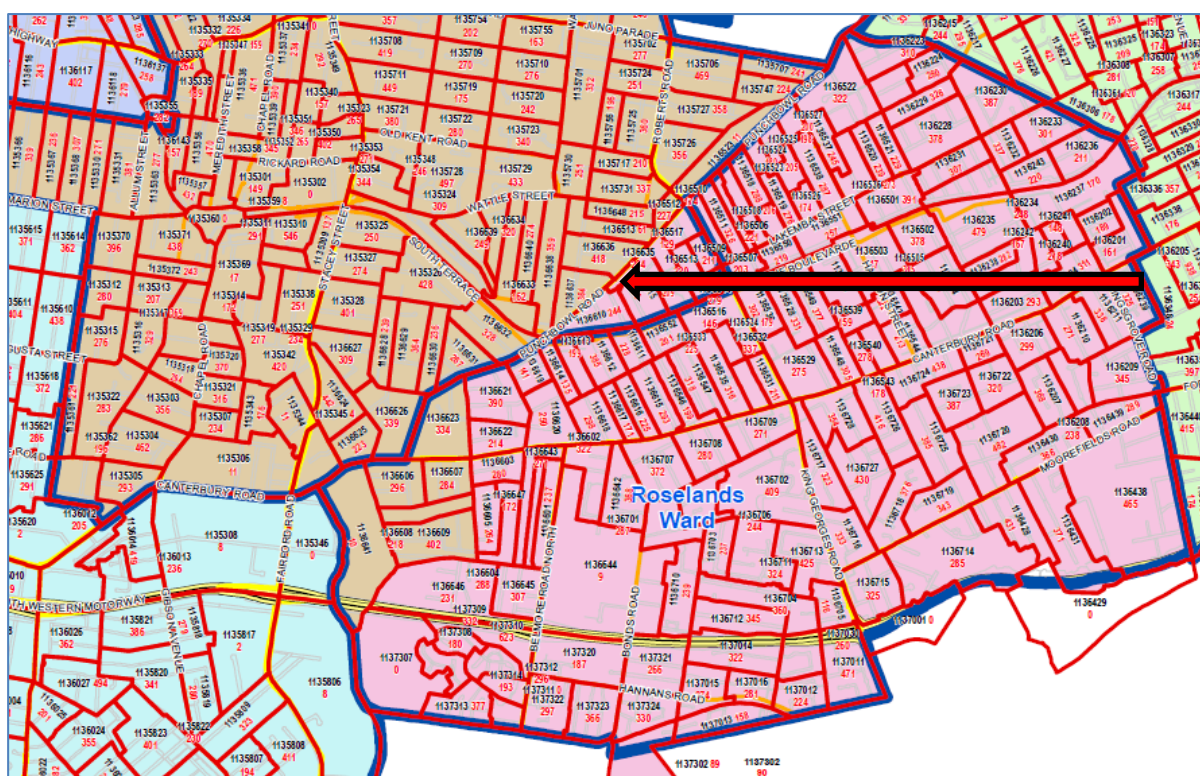
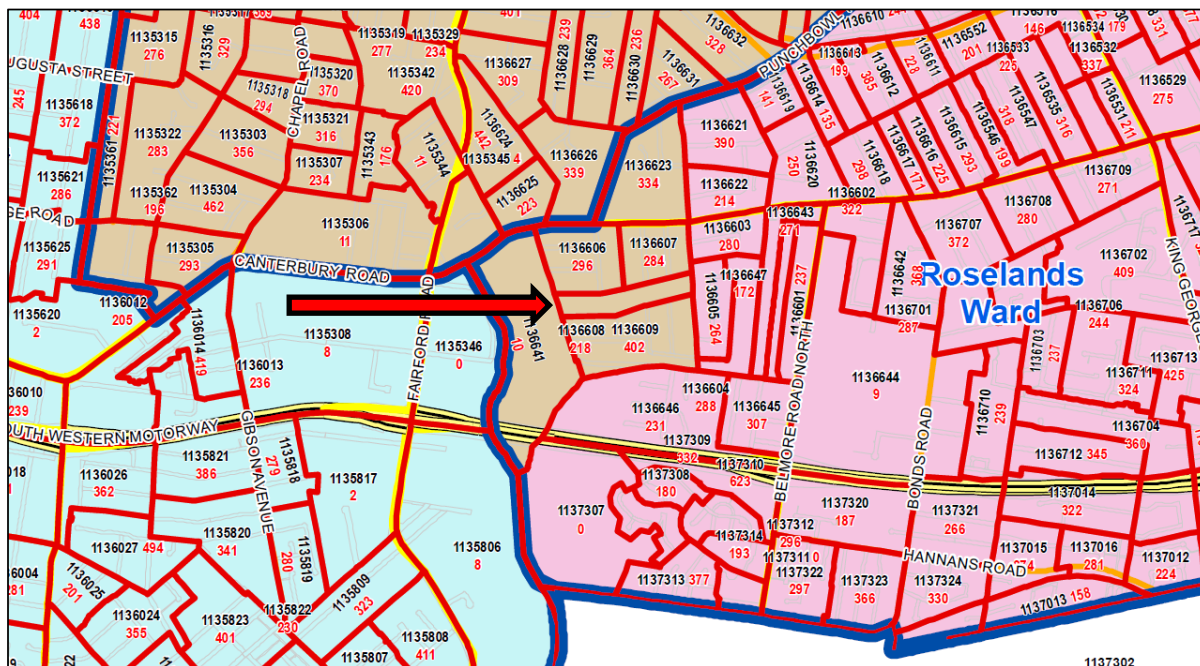
Councillors in 2018 were provided with a Briefing on current ward boundaries and the statutory process for altering ward boundaries. Councillors were also provided with a map showing the current ward boundaries and given the opportunity to make suggestions to alter the ward boundaries that would not breach the 10% variation in the number of electors between wards and would provide benefits such as:

- Achieve a more appropriate basis of representation; or
- Align ward boundaries along geographical and/or significant infrastructure (such as major roads, waterways etc).

A proposal was subsequently received to alter the ward boundary between Bankstown and Roselands wards at the following two points:

- Punchbowl Road/Wiggs Road/McLaughlin Oval
- Punchbowl Road/Urunga Parade/The Boulevard

The proposed alteration to the ward boundary is shown in the following maps.



The proposed boundary amendment will

- align part of the ward boundary with Punchbowl Road (a major arterial road), effectively restoring the boundary to that of the former Canterbury Council area. This will assist/reduce confusion for residents around the area.
- have minimal effect on the number of electors in each ward; electors in Roselands Ward will increase by 89 with a corresponding decrease in electors in Bankstown Ward
- Not affect the current variation of 6.5% of electors in each Ward

Should Council wish to proceed with the proposed boundary amendment, it will need to meet the statutory process for amending ward boundaries as detailed in the Local Government Act. In summary, the process is as follows:

- Prepare a draft Ward Boundaries Plan showing the proposed boundary alteration
- Consult with NSW Electoral Commission and Australian Statistician
- Exhibit the draft plan and call for submissions
- Following consideration of submissions, Council can resolve to either
 - Implement the Ward Boundaries Plan
 - Discontinue the process
- Should Council resolve to implement the Plan, the General Manager must give public notice of the Plan
- The NSW Electoral Commission must also be advised of Council's decision

The NSW Electoral Commission has advised that submissions to alter ward boundaries for the 2020 election must be received by 9 December 2019. Therefore should Council resolve to alter its ward boundaries, it must complete the above process prior to 9 December 2019.

Governance and Administration Matters - 23 July 2019

ITEM 7.3 Promotion of Local Charities Initiative

AUTHOR Corporate

PURPOSE AND BACKGROUND

By way of background, Council had previously resolved that the General Manager prepare a report to Council, on ways it can help coordinate the donation of money by residents and ensure local charity groups receive a direct benefit.

In response, in April 2019 the Council resolved that:

1. Council supports in principle, the promotion of registered charities, as outlined in the report.
2. Council receive a briefing on the proposed changes to relevant council policies prior to the matter being reported back to Council.

The matter is now being reported back to Council, in line with the resolution above.

ISSUE

Following briefings with Councillors, the proposed approach to coordinating the initiative was agreed to, subject to further adding that the initiative excludes any promotion of charities by religious entities and/or of a religious nature.

Subject to Council's consideration, relevant changes will be made to both reflect and allow for the promotion of local charities, as outlined in the report(s).

As Councillors will recall, Council's policy will allow for the inclusion of a flyer with Council's annual rate notice. Given its timing, Council will not be able to implement the initiative for this financial year.

That said, as a one-off, it is proposed that this year's initiative be promoted with Council's second-instalment notice only, which will be sent to ratepayers in October/November this year.

RECOMMENDATION

That relevant Council policies and the Instrument of Delegation be amended to reflect the changes, as outlined in the report.

ATTACHMENTS [Click here for attachment](#)

- A. Report to Ordinary Council Meeting April 2019 - Donating to Local Charities

POLICY IMPACT

As Council has previously provided its in-principle support to enable this initiative to be adopted, minor changes are required to be made to:

- Rates and Charges, Debt Recovery and Hardship Assistance Policy
- Community Grants and Event Sponsorship Policy, and
- Instrument of Delegation

FINANCIAL IMPACT

As endorsed, the cost of this initiative is minor in nature and can be funded from within Council's annual budget, specifically from the Community Grants and Events Sponsorship Program budget.

COMMUNITY IMPACT

The intent of this initiative is to promote local charities whose goals are focused on providing care, services, facilities and other resources for the local community. In this way, there is a positive impact on the Canterbury-Bankstown community.

Governance and Administration Matters - 23 July 2019

ITEM 7.4 Local Government NSW - Annual Conference and Consideration of Motions

AUTHOR Office of General Manager

PURPOSE AND BACKGROUND

The LGNSW Annual Conference is scheduled from 14 – 16 October 2019 at The William Inglis Hotel, Warwick Farm.

The annual Conference is the key policy making event for the local government sector. Delegates are afforded the opportunity to discuss, deliberate and vote on motions that determine policies and priorities for LGNSW and the broader sector.

Following the Conference, LGNSW will review resolutions and identify priority advocacy areas to guide LGNSW actions in 2020.

Further, as a member of LGNSW, Council is entitled to nominate Councillor voting delegates for motions and Board elections.

ISSUE

To inform Council of the 2019 Local Government NSW Annual Conference and to consider the submission of motions.

RECOMMENDATION That -

1. Council endorse the draft motions as detailed in the report.
2. The Mayor be delegated authority to nominate voting delegates for the 2019 LGNSW Conference.

ATTACHMENTS

Nil

POLICY IMPACT

The submission of motions to the annual LGNSW Conference provides an important opportunity for Council to continue its advocacy on issues impacting local government and our community.

FINANCIAL IMPACT

Costs associated with attendance at the LGNSW Annual Conference are in accordance with the Councillor Expenses and Facilities policy and will be met from within Council's adopted budget.

COMMUNITY IMPACT

Motions presented for consideration and endorsement by Council have been formed with the benefit of the City's community as a leading priority.

However, there is generally no immediate impact on the community from the adoption of the recommendations.

DETAILED INFORMATION

Motions

LGNSW are inviting submissions of motions for consideration at the 2019 conference. Motions are to be based on the following six categories:

- Economic;
- Infrastructure;
- Planning;
- Environment;
- Social and Community;
- Governance of councils; and
- Accountability of councils

To be considered, motions are required to be in accordance with the following criteria as determined by the LGNSW Board:

- Are consistent with the objects of the Association;
- Relate to Local Government in NSW and/or across Australia;
- Concern or are likely to concern Local Government as a sector;
- Seek to advance the Local Government policy agenda of the Association and/or improve governance of the Association;
- Have a lawful purpose (a motion does not have a lawful purpose if its implementation would require or encourage non-compliance with prevailing laws);
- Are clearly worded and unambiguous in nature; and
- Do not express preference for one or several members over one or several other members.

Motions should be submitted to LGNSW by 19 August 2019, although they will be accepted up until 16 September 2019. The following motions are proposed for Council's endorsement and submission to the conference.

Category: Economic

Local Government Election Costs

The Independent Pricing and Regulatory Tribunal (IPART) recently reviewed NSW local government election costs and made a number of recommendations in its draft report, including increasing Council's share of the cost of the 2020 elections and increased market competition for election services.

Of particular significance is the recommendation that those Council's opting to use the NSWEC to run their 2020 election would bear a large proportion of the total election costs (97%).

By way of background, in 2016/17, NSW Councils contribution to NSWEC total costs was 89%. Council understands that NSW Councils would pay on average 62% more than what they did in their 2016/2017 elections.

Canterbury Bankstown Council's 2017 Election Cost was \$1.5M. When extrapolated, Council estimates that its election cost for the forthcoming election (2020) would increase to around \$2.4M, an increase of around \$0.9M.

IPART's draft report proposes reforms that it believes will increase market competition for elections services, encourage efficiency and therefore provide longer term benefits to Council's in terms of reduced costs.

While these reforms may have some benefits for Councils in the longer term, in the interim, (and for the 2020 elections), there is a significantly increased financial burden on Councils.

These proposed recommendations would have a significant financial impact on Council and represent yet another example of cost shifting from the State Government to Local Government.

Proposed Motion

That LGNSW:

1. Opposes the recommendation of IPART to increase election costs for the 2020 election for NSW Councils who choose to utilise the services of the NSW Electoral Commission.
2. Writes to the Premier of NSW urging her to not accept IPART's recommendation to increase Council's election costs as it would be yet another example of State Government seeking to shift costs onto Local Government.

Category: Economic

Emergency Services Levy

Each year, the NSW Government collects payments from councils and insurers to fund emergency services agencies in NSW, with councils required to pay 11.7 per cent of the budget required by NSW Emergency Services. These charges are embedded in council rates and insurance premiums.

From 1 July 2019 the NSW Government plans to collect an additional \$160 million (in 2019/20) from NSW councils, communities and those paying insurance premiums to provide better workers' compensation coverage for volunteer and career firefighters who are diagnosed with one of 12 specific work-related cancers.

Council supports career and volunteer firefighters in NSW – as it does all emergency services workers and volunteers. Indeed, many NSW council staff and councillors are volunteers. We also support the Bill passed in November 2018 to address what was a workers' compensation shortfall.

However, Councils at no point were advised that they would be required to cover the cost via significant increases to the emergency services levy, or what this cost would be.

Councils were sent bills with a letter from Revenue NSW in May 2019, saying NSW council contributions will increase by \$19 million in 2019/20. The letter also foreshadowed increases in the following year, but not the amount.

Council received an invoice from Revenue NSW for \$4,510,467 for its emergency services levy contribution. This is \$439,997 more than last year's levy, a 10.8% increase. This has meant that council has had to cut its funding for services and capital works by this amount in order to balance its budget.

Proportional to council revenue, the extra \$439,997 Council is being asked to pay is a large amount and the impact of this unplanned cost is certainly felt by the community.

This unforeseen contribution increase, coupled with the lack of consultation with and information provided to Councils prior to the decision being made, highlights yet another example of cost shifting on local government from other tiers of government. Evidence shows that the Emergency Services Levy was the third highest contributor to the cost shifting burden on metropolitan councils in 2015/16, at a cost of 16% of income.

Council is therefore seeking that the NSW Government reverse its decision for this financial year (2019/20) and in turn work with local government to ensure the implementation of the funding mechanism is fairer, more transparent, equitable and accountable into the future.

Proposed Motion

That LGNSW calls on the NSW State Government to:

1. Fund the first 12 months of the additional costs of the Emergency Services Levy.
2. Work with local government to ensure the implementation of any increase in required funding be fairer, more transparent, equitable and accountable into the future.

Category: Social and Community and/or Governance of councils

Metro Regional Partnerships

Canterbury Bankstown Council enjoys sister city partnerships with both Cobar Shire Council and Broken Hill City Council. Over the past decade the relationship with Broken Hill City Council has evolved into a real working relationship between the councils, where we have spent time together both in each other's City and electronically.

As a large Metropolitan Council, we are able to attract some of the brightest young minds and most experienced staff in their respective fields, and we invest both people, money and resources into continuous improvement around all that we do. In contrast, as we work with our regional partners we see that they often struggle to attract and retain talent in their region and declining rate bases and grant opportunities, put enormous pressure on investing in systems and procedures, leaving their awesome staff struggling holding together their day to day operations.

In more recent times, as Canterbury Bankstown Council has gone on a journey of overhauling our workshop operations, we have partnered with Broken Hill City Council to research together, visit other councils of excellence together and share all of our systems and procedures; we have been well placed to assist with civil design with our design staff; we have assisted with significant tender evaluations and sought to share staff where possible. All of these experiences have enriched and improved the work that Canterbury Bankstown Council is doing where the perspective of Broken Hill City Council staff has been invaluable. However there is so much more that can be done.

Further, when our Mayor and General Manager recently visited Cobar Shire Council it was very clear from our engagement with the community, ranging from people coming up to us on the street to our remote farm visit, that there is a serious disconnection between the City, the Bush and in our case, the Outback.

While City councils are well placed to share their intellectual property, system and procedures we must continue to work together on developing common work practices, policy ideas, lobbying on shared issues and sector wide reform. The melding of our shared experiences helps us appreciate different perspectives and makes our work so much stronger.

Further, through meaningfully working together, not just having a 'relationship' but a real commitment to joint activities and actions we can also help our regional partners bridge the divide of disconnection and isolation. We have a real role to play in making our sector and our state not only great, but one of wellbeing for everyone no matter where they are in Local Government.

One of the great barriers to this working efficiently across the State is not only a guiding framework to help those that have the desire to work together, but the technology and connectivity in the regions for them to digitally connect with City Councils. It's important we can meet in the same room whenever we want without having to leave our respective Administration Centres. Council is therefore seeking that the NSW Government develop a City Regional Partnership framework and ensure regional, rural and remote councils have both the connectivity and technology funded for them to connect to City councils.

Proposed Motion

That LGNSW calls on the NSW State Government to:

1. Develop a NSW Cities-Regions Council Partnership framework.
2. Fund connectivity and technology for regional, rural and remote councils to connect to City councils.

Category: Infrastructure

Investing in Critical Local Infrastructure

It is widely known and discussed – local government is entering a critical period in terms of funding public infrastructure, particularly in dealing with unprecedented growth throughout local government areas.

Despite councils across NSW having demonstrated a willingness to improve systems and processes to better manage operational expenditure, it is quite clear that our ongoing ability to continue to fund increasing demand for services, cost pressures and replacing community assets is simply unsustainable.

Whilst Council recognise that we are responsible to ensure that adequate funding exists to manage our operations, our ability to either generate and/or access capital funding is not so easy.

What is clear is that over the last decade and more, relative funding provided through general purpose government grants continues to decline, whilst cost shifting and state taxes continue to erode our revenue base. Councils are being forced to prop up their operational budget at the expense of replacing assets throughout the local government area, leaving nothing for the early delivery of critical infrastructure to support our future communities.

There is an onus on the NSW Government to ensure that they place a greater degree of effort and responsibility to protect and underpin the role of local government for community benefit, particularly in establishing viable revenue and funding options/policies to cope with exponential housing growth and funding new investment throughout NSW, as required.

Whilst certain programs such as the Government's "Low Cost Loans Initiative" program exist, it does not provide the large scale funding support needed to address the provision of new and upgraded infrastructure.

What is clear is that the State requires a more innovative approach to recognising the crucial role councils play in funding the provision of local infrastructure, particularly where Councils have clear Contribution Plans/Strategies in place for funding capital projects from future developer contributions through S94 Plans (now known as S7.11/12 contributions).

Where this exists, the NSW Government should provide, "up-front", the required capital funding for Councils to realise the urgent improvements needed throughout our local government areas and utilise future income streams (be it rates or S7.11/12 contributions) to repay those funds over a reasonable timeframe.

The up-front loan would need to be "interest-free" so as to ensure that Councils are given every opportunity to deliver on their infrastructure needs whilst continuing with its day-to-day servicing of the community.

Whilst requiring further analysis, there is some urgency to further investigating this and more broadly, a revenue framework for local government, which looks to dealing with better funding council's infrastructure needs.

Proposed Motion

That LGNSW:

1. Calls upon the NSW Government to investigate the establishment of a capital investment funding framework for local government, with the view to bringing forward the funding of critical local infrastructure.

2. That such a framework is to also consider the option, whereby the NSW Government forward-funds critical local infrastructure listed in councils' Contributions Plans.

Voting Delegates

As 2019 is a LGNSW Board election year, the Conference will involve two types of voting:

- voting on motions – Council can nominate up to 12 voting delegates; and
- voting in the election for Office Bearers and the Board (Board election) – Council can nominate up to 11 voting delegates.

Council must advise LGNSW of its voting delegates by Friday 20 September 2019. To provide councillors with time to make the necessary arrangements before committing to attending, it is recommended the Mayor be delegated authority to finalise nominations and that advice be provided to LGNSW accordingly.

Advice has been received from LGNSW that nominations have not yet been called for the board election as LGNSW is awaiting advice from the Australian Electoral Commission, who is conducting the election. This information will be provided to Councillors when received from LGNSW.

8 SERVICE AND OPERATIONAL MATTERS

The following items are submitted for consideration -

8.1	Economic Development Strategic Plan and Supporting Plan 2020-2025	105
8.2	Council Booked Clean Up Service Review	111
8.3	Western Sydney Leadership Dialogue	117
8.4	Creative City Strategic Plan	121

Service and Operational Matters - 23 July 2019

ITEM 8.1 Economic Development Strategic Plan and Supporting Plan 2020-2025

AUTHOR City Future

PURPOSE AND BACKGROUND

With the formation of the new City of Canterbury Bankstown it became necessary to have a whole of city economic development approach.

The purpose of this report is to provide Council with a draft Economic Development Strategic Plan and Supporting Plan Document 2020-2025, which sets out a rationale and framework for guiding economic development of Canterbury Bankstown for the next five years.

ISSUE

The City finds itself in an opportune environment where state level agencies are making significant investment and changes to our economic landscape. This provides Council with an opportunity to reposition our city and the city's economic narrative.

RECOMMENDATION That -

1. Endorse the Draft Economic Development Strategic Plan and Supporting Plan Document 2020-2025, as attached to this report.
2. Subject to the above, the Draft documents be placed on public exhibition.
3. Following the public exhibition period, the matter be brought back to Council for its consideration.

ATTACHMENTS [Click here for attachments](#)

- A. Economic Development Strategic Supporting Plan 2020 - 2025
- B. Economic Development Strategic Plan 2020 - 2025

POLICY IMPACT

The Economic Development Strategic Plan and Supporting Plan Document 2020-2025 is closely aligned with the Community strategic Plan's direction of 'Prosperous and Innovative'. If adopted, this Strategic Plan will provide guidance on the priorities and function of Council and provide input into future Operational and Delivery Plans.

FINANCIAL IMPACT

There are no financial impacts to Council at this stage of the report. The recommendations provide future action for Council to work towards many of which will require significant community and stakeholder engagement. As Council considers each stage of the strategy it will separately outline and report the financial impacts of each project.

COMMUNITY IMPACT

The Economic Development Strategic Plan and Supporting Plan Document 2020-2025 demonstrates to the community Council's commitment to economic development with the primary objective being the creation of new jobs for the city.

DETAILED INFORMATION

With the formation of the new City of Canterbury Bankstown it is necessary to develop a whole of city economic development approach. The current gross domestic product is \$15.2 billion and makes us the eighth largest economy in NSW. There are many opportunities and challenges to consider and capitalise on. These include:

Economic Opportunities

- Compelling pipeline of game-changer developments
- Good and improving skills infrastructure (WSU)
- Vibrant small business scene (migrant entrepreneurs)
- 2nd highest business numbers, 5th highest jobs
- Strength in both “city” and “industrial” economies
- Central location, superior connecting infrastructure
- Affordable commercial property/rent, good for start-ups
- Vibrant arts, culture, food, retail scene
- Largest Council in NSW, better able to engage and influence
- Greater Sydney Commission key champion

Economic Challenges

- Low levels of education, low income and unemployment
- Manufacturing sector transitioning
- Difficulty retaining resident working within our city, 70% travel to work elsewhere
- Negative perceptions of Bankstown
- Lack of focus on industrial sectors

Positioning the City

In March 2019 Council considered a report on ‘Marketing the City’. The report outlined the investigations into better understanding the perceptions and beliefs (positive and negative) on what people think of the city and the political, policy and regulatory challenges. This involved interviews with stakeholders drawn from politicians, bureaucrats and senior representatives, corporate and business stakeholders and local influencers as well as feedback from the ‘Canterbury Bankstown Forum’, a high-level group of honorary community leaders and professionals who have the capacity to advise, analyse and support our new agenda.

From this research two clear ‘Positioning Statements’ were developed to highlight the unique characteristics of Canterbury Bankstown in which our economic narrative should be structured around.

1. Sydney's Connected City

Straddling both the Western Parkland City and Eastern City, Canterbury-Bankstown's geography opens up a range of opportunities within Sydney's 'central corridor', connecting to both the growth opportunities in Western Sydney and the established global CBD of Sydney. The City has the potential to act as a gateway to Sydney (supported by transport links, including metro) and the rest of the world through its diverse communities (existing global ties) and Airport (potential international trade). This combination of demography, geography and physical infrastructure, along with Council's commitment to grow the city's innovation/digital economy are key features that support the city's position as centrally and globally connected.

2. Sydney's Place of Opportunity

Home to the largest residential population in NSW, and a common starting point for newly-arrived migrants, the area's base is often categorised as young, aspirational and diverse. The city's history, and future, draws on its appeal as a place of opportunity, one that develops and leverages its talent, and helps people fulfil their potential.

With a future focus on education, innovation, health and research – through the establishment of the WSU CBD Campus and the relocation of Bankstown Hospital, combined with its young, highly-diverse, aspirational population, Canterbury-Bankstown is well-placed as a city of opportunity and a generator of skills and knowledge.

Additional Sub Message: Sydney's Place of Places

In addition the following sub-message was developed to closely link with 'Where Interesting Happens' when promoting the broader City:

The city consists not only of a mixture of people and cultures, but of places – a collection of boroughs all with different offerings. The uniqueness of the city's make-up is one of its key strengths and adds to its appeal as a place that is "interesting" and "authentic", qualities that can also be harnessed through its arts and cultural programming, retail and dining and sports.

These major Positioning Statements are what sets Canterbury Bankstown apart from all other local government areas and form a key part of our economic message contained within the Draft Economic Development Strategic Plan.

Overview of the Economic Development Strategic Plan

The central proposition of the Economic Development Plan is that jobs are the mechanism for meeting the goals of the Community Strategic Plan. The Economic Vision interprets the City Vision in the following way:

- THRIVING is about people – This plan seeks to help local people thrive and prosper through access to economic opportunity and employment.

- DYNAMIC is about business - This Plan seeks to help local firms grow, create and innovate so that jobs are available to local people.
- REAL is about perceptions - This Plan seeks to position ourselves as 'Sydney's Connected City' and 'Sydney's Place of Opportunity'.

These three visions are actioned into six lead strategies.

4. Skills program
5. Small business and Start-ups
6. City Economy Building Program
7. Industrial Economy Transition Program
8. Economic Narrative and Communication Program
9. Strategic Engagement Program

The primary objective of the economic development strategic plan is to create jobs and strengthen small business and industry within the LGA. The strategic plan itself lays out specific actions steps to ensure this and follows the three pillars format as described above and outlines each of the six initiatives.

Significant Game Changing Initiatives

The Draft Economic Development Strategic Plan proposes several key projects and initiatives which will drive change for our City. These include:

- Review the current CBBAS operating model
- Establish a Careers Centre in Bankstown
- Secure a new hospital in the City
- Creating partnerships with WSU to deliver a Digital Discovery Centre
- Drive the relocation of SBS from Artarmon to Canterbury Bankstown
- Develop a Night Time Economy Action Plan
- Lobby for designation of an "Industrial Innovation Corridor" running between Bankstown – Bankstown Airport – Liverpool – Aerotropolis
- Seek to have a proposed NSW Advanced Manufacturing Hub established in LGA
- Develop an alliance with Councils (Central located e.g. Parramatta, Inner West and Georges River etc.) to push for a Central City Deal and drive central transport connections

Public exhibition

The plan was developed over the past year with extensive engagement internally and externally, with business leaders and key stakeholders. The exhibition period will be an opportunity to continue conversations with the community and stakeholders and confirm the proposed actions, priorities, strategies and vision identified in the Draft Economic Development Strategic Plan and Supporting Plan Document 2020-2025.

ITEM 8.2 Council Booked Clean Up Service Review

AUTHOR City Future

PURPOSE AND BACKGROUND

By 2021, Council aims to have all elements of the household waste collection service aligned. One of the components of this alignment is Council's approach to how the household Booked Clean Up service will be provided across the city in the future.

Currently the Booked Clean Up services are carried out differently between the Bankstown and Canterbury areas, in terms of quantities collected and booking systems.

The purpose of this report is to inform the Council on the proposed changes that will be included in the Tender Specifications for the Household Booked Clean Up service, for the new contract commencing in 2021.

ISSUE

The household Booked Clean Up service is a service that councils across Australia provide as part of the Domestic Waste Collection Service. The service is provided to assist households to dispose of unwanted bulky household items. This service is currently undertaken by different contractors for the Canterbury and Bankstown areas, and is carried out differently in terms of quantities collected and booking process and systems.

As part of the tender preparation for the new contract, the service was reviewed. This review included community consultation, internal and external stakeholder engagement, data analysis of service use and review of other council Clean Up services.

The findings were used to inform the proposed changes for the new service that will commence in 2021. These proposed changes will be included in the Tender specifications allowing the Council to seek prices to ensure best value for money.

RECOMMENDATION That -

1. The new standard collection size commencing in 2021 is 3m³ per single collection allowing 6m³ per year per property.
2. Unit blocks move to a collective booking system, with an increased number of collections per year for units blocks containing six and more units, as outlined in the report.
3. Customer service is managed by Council, with all residents' having access to the online booking system.

ATTACHMENTS

Nil

POLICY IMPACT

This report aligns with the Community's 10 year vision for a Leading and Engaged City. The community said they want CBCity 2028 to be well planned, well governed, future-focused and responsible.

Currently there is no Domestic Waste Policy. A new policy will be developed to align with the Council position on the provision of the household waste services, which is for the Booked Clean Up Service to be a contracted service.

FINANCIAL IMPACT

This report provides the parameters to be incorporated into the tender. Any broader financial impact of the proposed approach will be the subject to further consideration as part of Council's procurement process and annual budget process.

COMMUNITY IMPACT

The proposed service approach will result in minor changes to the service for the community but will provide major improvements across the LGA. To ensure the community is informed of changes and potential impacts a community engagement plan and education program will be developed with delivery commencing in 2021. This will mitigate community misconceptions and potential impacts to Council's Customer Service Centre.

DETAILED INFORMATION

This service is the fastest growing waste service stream, with a 24% growth in tonnage over the past five years, and 62% over the past 10 years.

Over the last six months, a review of the Booked Clean Up Services was undertaken. This review included community consultation, internal and external stakeholder engagement, review of other Sydney council Clean Up services and data analysis.

The review looked at changing to a scheduled service, as 20% of respondents living in houses suggested this as an option. A high level analysis found that this would be an additional \$5M per year.

Whilst this was not considered value for money, the review identified other inefficiencies, challenges and improvement opportunities in four key areas (i) Bookings (ii) Collection (iii) Technology and (iv) Customer Experience and Service Value. This report highlights the recommendations that impact the community or may impact the contract prices.

Standard bookings for Units

The aim of this service is to provide residents with access to the service in a cost effective manner with minimal negative impact on the visual amenity of the streetscape. The community told Council the main reason they use the service is to de-clutter or dispose broken items, however 9% of people in units said they use the service when moving in and out, compared to 5% of people in houses.

Allowing residents in units to book their own clean up at any time, twice a year, provides residents flexibility, especially when moving, and provides an equitable service to all properties. However this approach impacts on the amenity of streets, with a unit complex of 25, potentially having material on the kerb 50 weeks of the year (if all residents use the service twice). The alternative is requiring the strata or body corporate to book in a collective service, like the Bankstown service. This has less impact on the amenity of the street, with a controlled number of presentation days across the year.

The current services for units offer different pros and cons against the aims of the service, so additional factors were investigated, such as the current housing stock, tenancy data and illegal dumping hotspots. The data shows that areas of high density, have high tenancy rates, with a transient population that is culturally diverse, and have higher rates of illegal dumping.

Council has a strong focus on reducing illegal dumping and increasing the cleanliness of our streets. The recent *Eyes on It* campaign that recorded illegal dumping across the city for a 6 week period found that areas and suburbs with the highest dumping rate were the suburbs with units that can currently individually book a clean-up service. This demonstrates that the collective booking service does not result in more illegal dumping incidences.

It is for this reason the recommended service moving forward for units, is a collective booking service.

As a way to provide a more flexible service, and assist with the transition for Canterbury residents, consideration should be given to increase the number of collections to four booking per year for units blocks over six, with the encouragement that one service is to be booked in the off peak months.

Recommendations to Improve Bookings

The primary way, and only way for Bankstown residents to book a service is via the phone. The review found that without any major promotion, 25% of bookings from Canterbury were made online within the first year the process was introduced, increasing to 32% in the first 10 months of the 2nd year. This demonstrates that the community utilises this method of booking. It was supported by the responses in the community, listing on-line bookings as a future improvement.

It is recommended that the new service is designed to include an on-line booking service, which links to the required Council system, and provides instant confirmation and reminders of the booking date, one to two days before.

Prevent the excess wait times in peak periods

This review identified the wait times between bookings and collection during peak periods, was between five and six weeks. This is because the demand for the service is stronger in the warmer months. The difference between the quietest month of July, and the more popular month of February is a 46% increase in bookings. This is a common theme amongst the Sydney metro councils with a Booked Clean Up service.

The challenge remains balancing the service demand and community's preference to use the service in the warmer months, against the cost of the service. When contractors were asked to provide a solution to this challenge, the only suggestion was a higher cost. This higher cost, would allow adequate resources for peak periods, and resources of vehicles sitting idle in the low season.

The other indirect solution, was incorporate more flexibility into the contract. A contract term typically 10 years, sees population and housing growth, which in turn increases the service demand and use over the term of the contract, which requires additional resources. Current contracts have not been designed with flexibility for growth and demand for the service. The current contracts also don't have strong KPIs, incentives or penalties.

As part of the service and contract development key features that are required, include (i) defining the service outcome of standard wait times across the year, (ii) KPIs of collection times, (iii) solid penalties/incentives for the KPIs (iv) and having a flexible contract. By including these items, Council may need to be prepared to pay more for this service.

Recommendations to improve Customer Experience and Service Value

Currently the core customer service is managed by the different contractors. There are benefits to outsourcing the customer call centre for this service, such as the ability to manage the fluctuation of bookings between the off-peak and peak periods. As contractors manage many services, they have the ability to tap into their call centres. The downside is the lack of control over the level of customer service and customer experience, as the contractors focus on KPIs for call times and wait times. This detracts from the customer experience and the provision critical information such as unacceptable items and when the material can be presented for collection.

As Council's Mission is to provide quality services to our community every day, it is recommended that the Customer Service is managed by Council that enables a transition on on-line bookings and a great use of technology to increase services and efficiency.

Service and Operational Matters - 23 July 2019

ITEM 8.3 Western Sydney Leadership Dialogue

AUTHOR Office of General Manager

PURPOSE AND BACKGROUND

To consider an invitation from Western Sydney Dialogue (WSD) for the Mayor to participate in a delegation to attend a tour of East London in September 2019.

ISSUE

WSD have issued a formal invitation for the Mayor to join them and other prominent industry professionals and Government leaders to participate in the study tour.

Whilst outlined in their letter, WSD's objective for the tour will be to focus on examining the urban regeneration of East London, its transformation and understanding the economic and social issues they faced in developing their City, and its relevance for Western Sydney.

Given the nature of the tour and attendance by other prominent industry professionals and Government leaders, the experience will provide a direct understanding of the broader issues and/or impacts on addressing the required planning, delivery and integration of the expected transformation of our CBD and broader local government area.

Details regarding the issue are noted further in the report.

RECOMMENDATION

That Council agree to participate in the Western Sydney Dialogues Tour, as outlined in the report

ATTACHMENTS [Click here for attachment](#)

- A. Letter - Western Sydney Leadership Dialogue - Formal Invitation

POLICY IMPACT

There are no direct Policy issues outlined in the report, at this time.

FINANCIAL IMPACT

WSD have offered an all-up cost (excluding airfares) for the Mayor to participate of \$5K (excluding GST), which essentially will cover all elements/land-costs of the tour, including accommodation. Airfares will separately need to be arranged by Council.

Council's Facility Policy for Councillors provides an annual allocation of funding for Professional Development, Conferences and Seminars, which would extend to the Mayor attending this tour, including any associated costs.

COMMUNITY IMPACT

As Councillors would be aware, Council expects to see a notable transformation to our CBD and broader local government area over the coming decade.

That said, it is important that Council both engage and/or obtain an understanding of learnings from others, which will assist in ensuring we appropriately plan for our city, both from a spatial and service delivery perspective.

This tour will provide Council with key insights on the impacts of large-scale transformation have on local government areas, in terms of housing, transport, health and education – all key issues currently being faced by our Council - and how best it be implemented for our community.

DETAILED INFORMATION

Background

As Councillors would be aware, Council has partnered with Western Sydney Dialogue (WSD), a body who advocates and/or informs public policy on key issues and works to both support and advance our city as a key player throughout Western Sydney.

Indeed, Council recently hosted the 2019 “Out There Summit”, a key WSD initiative which attracted many businesses and government representatives to discuss the challenges and opportunities for our region.

Equally, WSD also provides a breath of strategic resourcefulness, particularly in terms of relevant research, advocacy and exposure to understanding and planning for expected challenges and transformation expected throughout our community.

WSD Study Tour

Earlier this month, WSD issued a formal invitation for the Mayor (letter attached) to join them and other prominent industry professionals and Government leaders to participate in a study tour of East London, in September 2019.

The tour is of particular relevance given it will:

- focus on examining the urban regeneration of East London, its transformation and understanding the economic and social issues they faced in developing their City;
- includes senior representatives/participants from Western Sydney University, South West Sydney Local Health District and the Greater Sydney Commission, key stakeholders who will play a significant part in transforming our city and broader town-centres throughout the local government area; and
- importantly, WSD have requested the Mayor be the prominent local government official to both lead and provide wide-ranging insight and advice on issues from a community perspective.

WSD’s invitation recognises the importance placed on Council’s participation as a key stakeholder in driving change throughout Western Sydney and as such, our involvement would be of benefit for our community.

Policy Issues

WSD have offered an all-up cost (excluding airfares) for the Mayor to participate of \$5K (excluding GST), which essentially will cover all elements/land-costs of the tour, including accommodation. Airfares will separately need to be arranged by Council.

Council’s Expenses and Facilities Policy for Councillors provides an annual allocation of funding for Professional Development, Conferences and Seminars, which would extend to the Mayor attending this tour, including any associated costs.

Service and Operational Matters - 23 July 2019

ITEM 8.4 Creative City Strategic Plan

AUTHOR City Future

PURPOSE AND BACKGROUND

To inform Council of the draft Creative City Strategic Plan and seek endorsement for public exhibition of the draft plan to obtain community feedback. A future report outlining the feedback received during the exhibition period will be reported back to Council.

ISSUE

The Creative City Strategic Plan is the first Cultural Plan for the City of Canterbury Bankstown. It has been developed over the past year through engagement with internal stakeholders, state agencies, community and reference groups – including the Aboriginal and Torres Strait Islander Reference Group and the Arts and Culture Reference Group. The draft document guides the actions and strategic priorities for culture and creativity over the next 10 years.

Importantly, the plan is strategically aligned with Council's initiatives across different services. It connects with new and existing plans to build on momentum and leverage on collaboration opportunities.

The exhibition period will be an opportunity to continue conversations with the community and stakeholders and confirm priority actions.

RECOMMENDATION That -

1. Council endorse the draft Creative City Strategic Plan.
2. The draft Creative City Strategic Plan be placed on public exhibition for a period of 28 days.
2. A further report be prepared following the close of the exhibition period to consider any submissions received.

ATTACHMENTS [Click here for attachment](#)

- A. Creative City Strategic Plan

POLICY IMPACT

There is no policy impact as a result of the report.

FINANCIAL IMPACT

Many actions in the plan will not have an immediate financial impact and can be funded through existing operational budgets. All other priority actions should be considered in the preparation of future delivery programs and operational planning budgets.

COMMUNITY IMPACT

Council is committed to enriching the lives of CBCity residents. The plan supports creativity and culture for the well-being of residents, communities and local economies.

DETAILED INFORMATION

UNESCO defines culture as “the distinctive spiritual, material, intellectual and emotional features of society or a social group, and that it encompasses, in addition to art and literature, lifestyles, ways of living together, value systems, traditions and beliefs.”

The Plan is a draft document to guide the actions and strategic priorities for culture and creativity over the next 10 years. Research has found that many of Council’s units are contributing to cultural outcomes. However, there is an opportunity for a whole-of-Council approach to creativity and culture to ensure opportunities and connections are not missed, and resources are better utilised. The plan contributes to the CBCity 2028 Prosperous and Innovative destination.

Benefits

Creative pursuits offer immediate benefits for individuals, contributing to their self-esteem, resilience and overall mental well-being. Fostering creativity can also strengthen communities when it brings different people and different cultures together. The economic benefits of creativity are significant to the City, given the opportunities for employment, training and the small business sector.

Engagement process

The engagement process included:

- 4 reference group meetings – including 3 meetings/workshops with the Arts and Culture Reference Group, as well as 1 meeting with the Aboriginal and Torres Strait Islander Reference Group;
- 4 public workshops – including the general community as well as professional arts practitioners;
- 3 rounds of internal engagement – which included participants from across Council working in different disciplines, including sustainability, spatial planning, communications, community services (including youth services) and economic development;
- Over 20 targeted interviews – which included informants working in different units in Council, as well as arts practitioners working in Canterbury-Bankstown; and
- Engagement with state agencies – through the Greater Sydney Commission’s Bankstown Collaboration Area, Council officers have discussed potential initiatives and partnerships with state agencies.

The plan

The structure of the plan includes:

- A review of the benefits of creativity;
- Mapping of Council’s creative spaces and activities;
- Key issues and opportunities identified from consultation; and
- An action plan, including a list of key priorities, which address the 7 destinations of the Community Strategic Plan.

The 45 actions in the plan address 5 principles for creative transformations, which are:

- Creativity is everywhere – a whole-of-Council approach to provide creative spaces, place-making and public art;
- Active approach – an active approach to seize opportunities in urban planning, funding and partnerships;
- Respecting and reflecting our community – committing to support Aboriginal and Torres Strait Islander Community, delivering programs, promoting creative and culture already happening and community development;
- Access to creativity and culture – by connecting people to the natural and built environments and valuing heritage; and
- Innovation and excellence – committing to providing professional development opportunities and Council coordination.

Of the actions, 10 priorities have been shortlisted for their potential impact and capacity to attract funding opportunities from external sources such as federal grants. These priorities address the above principles and require strategic coordination to happen.

Public exhibition

The plan was developed over the past year with extensive engagement internally and externally, and it distils the ideas contributed by participants into 45 key actions. The exhibition period will be an opportunity to continue conversations with the community and stakeholders and confirm priority actions. It is proposed that public exhibition period coincides with Bankstown Bites for increased prominence, and that it should utilise social media and arts networks to engage with the public.

9 COMMITTEE REPORTS

The following item is submitted for consideration -

9.1 Minutes of the Traffic Committee Meeting held on 9 July 2019	127
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Committee Reports - 23 July 2019

ITEM 9.1 **Minutes of the Traffic Committee Meeting held on 9 July 2019**

AUTHOR **Operations**

PURPOSE AND BACKGROUND

Attached are the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 9 July 2019.

The Committees have been constituted to advise and make recommendations in relation to traffic activities. They have, however, no delegated authority and cannot bind Council.

The recommendations of the Committees are in line with the objectives of the Committees and with established practices and procedures.

ISSUE

Recommendations of the Canterbury Bankstown Council Traffic Committee meeting.

RECOMMENDATION

That the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 9 July 2019, be adopted.

ATTACHMENTS [Click here for attachment](#)

A. Minutes of the Traffic Committee Meeting held on 9 July 2019

POLICY IMPACT

This matter has no policy implications to Council.

FINANCIAL IMPACT

Potential costs arising out of recommendations of the Traffic Committees are detailed in future Works Programs for Roadworks/Traffic Facilities.

COMMUNITY IMPACT

The recommendations will improve road safety for the community whilst minimising the adverse impacts on residential amenity. Community consultations have been carried out where required.

10 NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

The following items are submitted for consideration -

10.1 Notice of Motions & Questions With Notice	131
10.2 NBN Rollout - Asbestos Concerns	133
10.3 Solar Panels	135
10.4 DonateLife Week 2019	137
10.5 Activating our inland waterways	139
10.6 Parking on Footpaths and Nature Strips	141
10.7 NBN Rollout - Work Quality	143
10.8 Update to TMO Application Form	145

Notice of Motions & Questions With Notice - 23 July 2019

ITEM 10.1 **Notice of Motions & Questions With Notice**

AUTHOR **Office of the General Manager**

ISSUE

The attached schedules provide a status report on Notice of Motions resolved at previous meetings and correspondence sent and received, related to Notices of Motion.

RECOMMENDATION

That the information be noted.

ATTACHMENTS [Click here for attachments](#)

- A. Notice of Motion Table
- B. Correspondence sent in relation to Notices of Motion
- C. Correspondence received in relation to Notices of Motion and Questions with Notice

Notice of Motions & Questions With Notice - 23 July 2019

ITEM 10.2 NBN Rollout - Asbestos Concerns

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

“That Council write to the appropriate Minister and to NBN Co. requesting the following be undertaken as part of the NBN rollout in Canterbury-Bankstown Council area;

1. That residents be notified when existing asbestos containing telecommunication pits are replaced;
2. Ensure that the removal of asbestos containing telecommunication pits are consistently done so in a safe manner undertaken by suitably trained, experienced and qualified personal so as to limit the potential exposure of airborne asbestos fibres to residents, and
3. Ensure that an occupational hygienist inspects and certifies every Council nature strip and footway after work has been satisfactorily completed to ensure that it is free from asbestos contaminated dust or debris.”

BACKGROUND

In the last few weeks, I have observed teams of young men replacing telecommunication pits containing asbestos, located on Council’s footways and nature strips, as part of the Federal Government’s rollout of the NBN. It’s well known that most of the pit casings were made from asbestos and installed in our suburbs during the 1950s to 1980s. Asbestos has been acknowledged as a carcinogen and the health effects from asbestos inhalation is well known, with tens of thousands of Australians having died and are still dying from asbestos-related diseases.

It’s imperative that we must take reasonable measures to prevent further asbestos exposure and deaths. I want to ensure that residents are not inadvertently exposed to airborne asbestos dust fibres during the NBN rollout. Residents are expecting fibre to the node, not fibro in their lungs.

I am concerned about the lack of transparency associated with the removal of asbestos contained in telecommunication pits, as householders have not been notified about it. Residents have a right to know so, at the very least, they have the opportunity to take further precautionary safety measures, such as avoiding the immediate work area, closing the house windows and doors, or leaving their homes for the day.

I'm also concerned about the work practices observed during the NBN rollout, as dust can be observed coming from the work area, with some workers wearing a safety mask, while others beside them are not.

As the activities are undertaken on Council's footways and nature strips, I want assurance that there is no residual asbestos contaminated dust or debris on Council's footways and nature strip, so as to prevent potential of asbestos exposure.

On the basis of protecting the health of the community, I ask that Council writes to the appropriate Minister and to NBN Co. requesting greater transparency, accountability and assurance during the NBN rollout in our City.

GENERAL MANAGER'S COMMENT

These representations carry no cost implications.

Notice of Motions & Questions With Notice - 23 July 2019

ITEM 10.3 Solar Panels

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

“That Council maximise all opportunities to increase its ability to capture, store and use solar energy, utilising its facilities (such as halls, depots, libraries, etc).”

BACKGROUND

I was recently at Belmore Sports Ground where it occurred to me that this would be a good space to expand our instalment of solar panels. Despite the complex lease arrangements for that site it made me wonder what opportunities we might be missing out on.

Council has a large number of buildings from toilet blocks and clubhouses right up to larger rooftops like depots and sports centres. From small to large there is opportunity and the feasibility of solar is getting better all the time so when we look again after a year or so what was not feasible last year might be good value for money this year.

I know we already do a lot and this should be recognised, but I want to ensure that we maintain a focus on solar, especially as technology improvements (both panel and battery) open new opportunities to install in what used to be marginal locations.

GENERAL MANAGER’S COMMENT

Council is committed to installing rooftop photovoltaic (solar PV) where it makes financial, environmental and social sense. In 2018 Council established a Revolving Energy Fund (REF) to support energy efficiency retrofits and solar PV installations. The principle of the REF is to reinvest savings from energy efficiency and solar PV installations into more initiatives.

This fund, along with previous investments, has seen solar PV installed on 13 large, Council owned rooftops with installed generation capacity of 273kW. By the end of this calendar year, it is anticipated this will grow to 22 rooftop installations and 462kW installed generation capacity.

We are working towards saturation of viable roof space with current panel technology; Council remains committed however, as a leading organisation, to maximising use of renewable energy, including reviewing other rooftops for viability on an ongoing basis as technology improves, and with its pay-back periods, and the regulatory environment governing the micro-energy market changes. The resolution can be accommodated as part of the proposed action in the 2019-20 Operational Plan (OP Ref 6.2.1).

Notice of Motions & Questions With Notice - 23 July 2019

ITEM 10.4 DonateLife Week 2019

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

“That Council promote and raise awareness of organ and tissue donation during DonateLife Week 2019 - Sunday 28 July to Sunday 4 August.”

BACKGROUND

DonateLife Week is an annual community awareness campaign to promote organ and tissue donation in Australia. The focus is encouraging more Australians to register to be a donor and to have a conversation about it with their family and friends.

Only one in three Australians have joined the Australian Organ Donor Register, even though 81% of Australians believe registration of donation decisions is important. According to the Australian Organ Donor Register, 99,214 people living in Canterbury-Bankstown have registered as Organ Donors.

With around 1,400 Australians currently on a waiting list for a transplant, and a further 11,000 people on dialysis, it's important to optimise every donation opportunity to save more lives. People waiting for an organ transplant are literally dying to live.

One organ and tissue donor can save and improve the lives of many people. In 2018, 1,782 lives were transformed by 554 deceased and 238 living organ donors and their families. A further 10,500 Australians benefited from eye and tissue transplants. In the last decade, more than 11,000 Australians have had their lives saved as a result of a transplant.

To my pleasant surprise, all of the major religions support organ donation and families of the deceased almost always say yes to organ donation when their loved one had previously registered and told their family they wanted to be a donor. That's why it is so important to register.

I believe that if you're happy to be the recipient of an organ donation, you should seriously consider registering as an organ donor.

I know that this is a very personal issue and I respect everyone's beliefs and wishes, however this is an important issue that we should all discuss and consider doing for the benefit of society.

GENERAL MANAGER'S COMMENT

Council is able to promote this awareness campaign through its existing communications channels, e.g. social media and Mayoral Columns. Accordingly, there are no funding implications arising from the proposed motion.

Notice of Motions & Questions With Notice - 23 July 2019

ITEM 10.5 Activating our inland waterways

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

“That as part of the future Masterplan for Deepwater Park, Council give consideration to activating the inland water body and that Council also write to NSW National Parks and Wildlife Services requesting they investigate the activation of Yeramba Lagoon ”

BACKGROUND

Canterbury Bankstown doesn't immediately conjure images of boating and water activities, however we do have some beautiful waterways that we should be activating for the benefit of our residents and visitors.

I want to see a setting within our City, similar to the Audley Boatshed situated in the Royal National Park, where families can Picnic and have the ability to enjoy water activities such as row boating, canoeing, kayaking and the like – all activities that bring joy, with minimal impact on the quality and amenity of a waterway.

Our very own Deepwater Park has a large man made water body which could present itself as a wonderful place for low impact recreational water sports. As part of the development of a masterplan for the site I would like to see how our investment in this area over the next few years could realise an active and thriving water body for our community. I believe that this site has enormous potential to be Canterbury-Bankstown's Adventure/ Recreational park precinct.

Similarly Yeramba Lagoon is another water body I would like to see activated in this way and so I additionally we should write to the NSW National Parks and Wildlife Service, requesting that they investigate how they can activate this wonderful community asset.

GENERAL MANAGER'S COMMENT

There are no funding implications arising from the proposed motion. Council will make representations to NSW National Parks and Wildlife Service, requesting they investigate ways of activating Yeramba Lagoon. Similarly once Council finalises a future EOI for the old Blue Gum Farm next to skirmish and Doltone House is operational a masterplan for Deepwater Park can be finalised with an active waterbody being thoroughly investigated.

Notice of Motions & Questions With Notice - 23 July 2019

ITEM 10.6 Parking on Footpaths and Nature Strips

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

“That Canterbury Bankstown council investigate launching an education campaign to prevent people parking on footpaths and nature strips.”

BACKGROUND

There are a growing number of concerns raised by residents that vehicles are being parked on footpaths and nature strips. There are concerns surrounding residents’ safety when having to walk around parked vehicles, as well as drivers’ views of oncoming cars being obscured.

It is important that Council investigate doing a proper campaign blitz, particularly around hot spots, to educate people in relation to the legal and safety requirements, and to understand the potential costs to ratepayers to repair damage to kerbing and nature strips caused by vehicles.

GENERAL MANAGER’S COMMENT

Council is able to promote this education campaign through its existing communications channels, e.g. social media. It can also be considered as part of Council’s proposed 2019-20 Operational Plan project to develop a Public Domain Technical Manual incorporating a Streets Design Manual (OP Ref 6.4.).

There are no funding implications arising from the proposed motion.

Notice of Motions & Questions With Notice - 23 July 2019

ITEM 10.7 NBN Rollout - Work Quality

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

“That Council write to NBN Co. and the Australian Government, requesting that adequate time be afforded to contractors installing the NBN and that NBN Co. are held to account.”

BACKGROUND

As the roll out of the NBN progresses through the City, it appears to me that the Federal Government’s time lines are making contractors cut corners.

In Lakemba I have seen many instances of poor quality, poor customer service, delays in permanent restorations, and mess made all over the front of shops as contractors rush to the next job.

The impact of this is a huge number of trip hazards, and negative impacts on businesses in town centres as they make a lot of mess and their temporary works are quick to fail and place our residents at risk as they go about their daily business.

I am asking that Council writes to the Australian Government and the NBN Co. to request that adequate time be given to NBN Co’s contractors to make the temporary restorations suitable and safe, and for the Australian Government hold NBN Co. to account on being a clean and tidy corporate citizen.

GENERAL MANAGER’S COMMENT

There are no funding implications associated with the proposed motion nor would there be if the Australian Government and NBN Co. accede to Council’s request.

Notice of Motions & Questions With Notice - 23 July 2019

ITEM 10.8 Update to TMO Application Form

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

“That

1. Council’s TMO Application Form be updated with a note to clarify that the Norfolk Island Pine is not a part of the exempt *Pinus spp* species, and therefore not exempt, and
2. At the next housekeeping update or revised DCP that the DCP is amended to provide clarity regarding the non-exempt status of the Norfolk Island Pine tree.”

BACKGROUND

I was recently approached by a resident that encountered compliance issue due to the attempted removal of a Norfolk Island Pine tree. The resident consulted Council’s Bankstown DCP 2015 Part B11 and notice Pine Trees with the scientific name *Pinus spp* are exempt.

The average person would not be aware that the Norfolk Island pine (*Araucaria heterophylla*) is not a pine at all, but a member of a small separate plant family. Accordingly the Norfolk Island Pine tree is not exempt.

Our residents would benefit from some additional clarifying information.

GENERAL MANAGER’S COMMENT

There are no funding implications arising from the proposed motion.

11 CONFIDENTIAL SESSION

11.1 Property Matter - Haldon Street Lakemba

11.2 T33-19 Minor Building Works Panel

General Manager'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 11.1 and 11.2 in confidential session for the reasons indicated:

Item 11.1 Property Matter - Haldon Street Lakemba

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

Item 11.2 T33-19 Minor Building Works Panel

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.