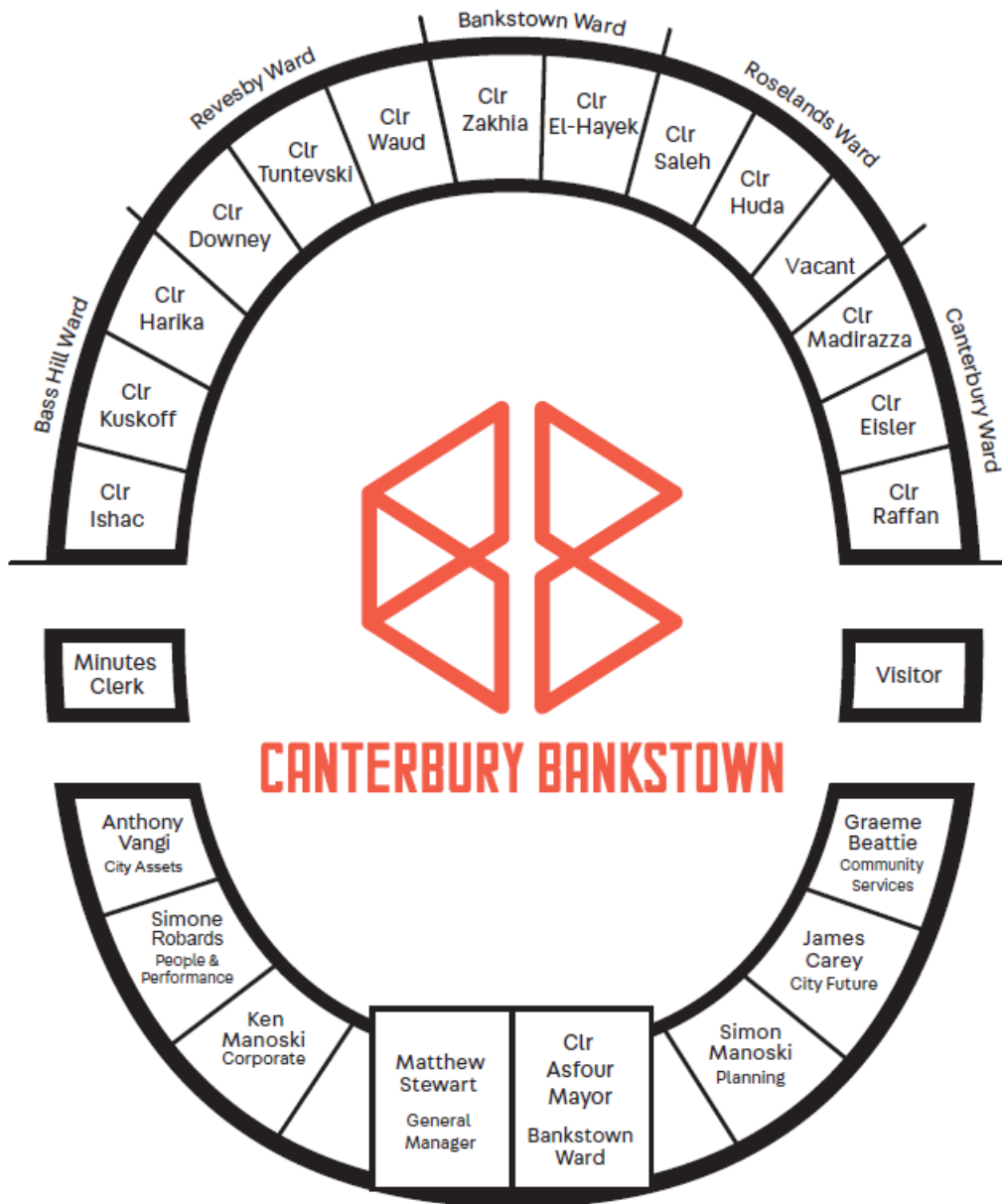




AGENDA FOR THE ORDINARY MEETING

27 July 2021

Gallery



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1 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The following minutes are submitted for confirmation -

1.1 Minutes of the Ordinary Meeting of Council of 22 June 20217

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 22 JUNE 2021

PRESENT: His Worship the Mayor, Councillor Asfour
Councillors Kuskoff, Ishac, Waud, Downey, Saleh, Madirazza, Harika, Tuntevski

PRESENT BY AUDIO
VISUAL LINK: Councillors El-Hayek, Eisler, Zakhia and Huda

APOLOGIES: Councillor Raffan

HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.00 PM.

COUNCILLORS ATTENDING REMOTELY

(1326) **CLR. ISHAC:/CLR. DOWNEY**
RESOLVED that permission be granted to Councillors El-Hayek, Eisler, Zakhia and Huda to attend the meeting remotely by zoom due to personal reasons.

- CARRIED

ACKNOWLEDGEMENT OF COUNTRY

THE MAYOR, 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**

(1327) **CLR. TUNTEVSKI:/CLR. HARIKA**
RESOLVED that the minutes of the Ordinary Council Meeting held on 25 May 2021 be adopted.

- CARRIED

SECTION 2: **LEAVE OF ABSENCE**

(1328) **CLR. TUNTEVSKI:/CLR. MADIRAZZA**
RESOLVED that Leave of Absence be granted to Clr Raffan due to personal reasons.

- CARRIED

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

In respect of Item 4.7 – Local Community Based Donations, Clr Downey declared a significant, Non-Pecuniary Conflict of Interest due to her employment at the East Hills Girls Technology High School and advised that she will vacate the chamber taking no part in debate on the matter.

SECTION 4: MAYORAL MINUTES

ITEM 4.1 A CHILD SAFE CITY

(1329) CLR. ASFOUR
RESOLVED that

1. Council supports the Statement of Commitment to Children and Young People.
2. Council engage with the community about this important initiative.

- CARRIED

ITEM 4.2 TECHNOLOGY TRIALS

(1330) CLR. ASFOUR

RESOLVED that Council continues to trial revolutionary new technology that enhances communication and engagement with Culturally and Linguistically Diverse communities across Australia.

- CARRIED

ITEM 4.3 EID AL-ADHA

(1331) CLR. ASFOUR

RESOLVED that Council supports the Not for Profit organisations celebrating Eid Al-Adha, by waiving the fees associated with the hiring of Council's parks, estimated to be around \$4000, and that these funds be made available from the Community Grants and Event Sponsorship Program Budget.

- CARRIED

CANTERBURY BANKSTOWN
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ITEM 4.4 **ALFRESCO DINING**
(1332) **CLR. ASFOUR**

RESOLVED that Council waive the 2021/22 “Outdoor Dining Fee” acknowledging the operational cost implication in the order of \$200,000.

- CARRIED

ITEM 4.5 **SOUTH WEST METRO**
(1333) **CLR. ASFOUR**

RESOLVED that Council write to Sydney Metro and the Minister for Roads and Transport seeking clarity about the latest design of Bankstown station and the intention behind it ensuring there are no downgrades to the current design.

- CARRIED

ITEM 4.6 **HEALTH INFRASTRUCTURE**
(1334) **CLR. ASFOUR**

RESOLVED that Council write to NSW Health Infrastructure calling for the results of the testing of soil samples taken from the Bankstown Sporting Complex and to seek an update on the hospital site location.

- CARRIED

ITEM 4.7 **LOCAL COMMUNITY BASED DONATIONS**

In respect of Item 4.7 – Local Community Based Donations, Clr Downey declared a significant, Non-Pecuniary Conflict of Interest due to her employment at the East Hills Girls Technology High School and vacated the chamber taking no part in debate on the matter.

CLR DOWNEY TEMPORARILY VACATED THE CHAMBER AT 6.31 PM.

(1335) **CLR. ASFOUR**

RESOLVED that

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1. Council support East Hills Girls Technology High School's request for funding for the Solar Buddy Program by way of a \$1,625 donation for the purchase of 50 solar lights.
2. Council support Penny Appeal Australia to enable them to continue to deliver their ongoing school holiday program "Konnekt kids" by way of a \$500 donation.
3. Council support St Charbel's Church by way of a \$1,000 donation towards their end of year fundraising efforts to continue to provide Community Care Program.
4. Council support Saint Nicholas Orthodox Church Bankstown by way of a \$1,000 donation towards their fundraising event "Dinner of Unity" on 31 July 2021.
5. Council support Vision Islam by way of a \$1,000 fee waiver for the use of Paul Keating Park on 13 May 2021 for a community Eid Prayer Event.
6. Council support Bankstown City Lions by way of a \$1,000 donation to assist their ongoing development of programs for grassroots football in our City.
7. Council support Padstow Community Care by way of a \$500 donation to support their winter appeal.
8. These funds be made available from the Community Grants and Event Sponsorship Program Budget.

- CARRIED

CLR DOWNEY RETURNED TO THE MEETING AT 6.32 PM.

SECTION 5: PLANNING MATTERS

ITEM 5.1 HERITAGE GRANT FUND 2020-2021
(1336) CLR. WAUD:/CLR. TUNTEVSKI

RESOLVED that

1. Council endorse the recommendations as outlined in Attachment A and grants be allocated in accordance with Council's Heritage Incentives Policy.

CANTERBURY BANKSTOWN
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ITEM 6.2 **ADOPTION OF THE NIGHT TIME ECONOMY ACTION PLAN 2021-26**
(1340) **CLR. HARIKA:/CLR. ISHAC**

RESOLVED that Council adopt the Night Time Economy Action Plan 2021-26 (Attachment A) and consider the actions as part of future operational plans.

- CARRIED

SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS

CLR KUSKOFF TEMPORARILY RETIRED FROM THE MEETING AT 6.40 PM.

ITEM 7.1 **ADOPTION OF THE 2021/22 OPERATIONAL PLAN, BUDGET AND SCHEDULE OF FEES AND CHARGES, LONG TERM FINANCIAL PLAN AND ASSET MANAGEMENT STRATEGY**
(1341) **CLR. DOWNEY:/CLR. ISHAC**

RESOLVED that

1. In accordance with sections 402 to 406 of the *Local Government Act 1993*, Council adopt the Operational Plan 2021/22 including 2021/22 Budget, 2021/22 Capital Expenditure Program, Council's Revenue and Pricing Policies and 2021/22 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. Council resolve to gradually harmonise its former Council's Ad Valorem Ordinary Rates over an eight year period, commencing 1 July 2021.
4. Council resolve to establish and identify the following Business Sub-Categories in setting its Ordinary Rate – as outlined in the Operational Plan:
 - Business – Commercial Large
 - Business – Commercial General
 - Business – Industrial Large
 - Business – Industrial General
 - Business – Ordinary

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

5.1 Rating

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 2021 to 30 June 2022 upon the land value of all rateable land within the former Bankstown City Council categorised as Residential or Business as detailed in the following table:

| Category / Sub-Category | Ad-Valorem Rate | Minimum Rate \$ |
|---|------------------------|------------------------|
| Residential – Ordinary | 0.00209487 | \$728.18 |
| Business – Commercial Large | 0.00555172 | \$794.27 |
| Business – Commercial General | 0.00555172 | \$794.27 |
| Business – Industrial Large | 0.00555172 | \$794.27 |
| Business – Industrial General | 0.00555172 | \$794.27 |
| Business – Ordinary | 0.00555172 | \$794.27 |
| Bankstown Town Centre Special – see 3.1.1 | 0.00947900 | Nil |

The residential and business ad valorem rates in the table above have been adjusted to account for year 1 (2021-22) of the eight year gradual harmonisation process in order to have one harmonised rating structure for the City by 1 July 2028.

5.1.1 Bankstown 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 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.

5.2 Domestic Waste Management Service Charges

Subject to provision of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2021 to 30

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June 2022, 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 | \$580.00 |
| Each additional service in respect of single dwelling premises. | Domestic Waste Extra Service | \$317.00 |
| Each additional service in respect of multi residential units - 240L. | Domestic Waste Extra Strata Service | \$350.00 |
| Each additional service in respect of multi residential units - 660L. | Domestic Waste Extra Strata Service | \$963.00 |
| Each additional service in respect of multi residential units - 1100L. | Domestic Waste Extra Strata Service | \$1,575.00 |
| Each additional service in respect of recycling. | Extra Recycling Service | \$89.00 |
| Each additional service in respect of Greenwaste. | Extra Green Waste Service | \$145.00 |
| Rateable Vacant Land | Domestic Waste Vacant Land | \$151.00 |

5.3 Stormwater Management Charges

Council make and levy an annual stormwater management service charge for the year 1 July 2021 to 30 June 2022 as follows:

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

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5.3.1 Mixed Developments

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

5.3.2 Bankstown Airport

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

5.3.3 Exemptions

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

5.4 Interest Rate on Overdue Rates & Charges

Subject to the provisions of Section 566 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 6.0% per annum.

5.5 Voluntary Pensioner Rebate

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

- 6 In accordance with sections 534 and 535 of the Local Government Act 1993, Council makes the following Rates and Charges – former Canterbury City Council:

CANTERBURY BANKSTOWN
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6.1 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 2021 to 30 June 2022 upon the land value of all rateable land within the former Canterbury City Council categorised as Residential or Business as detailed in the following table:

| Category / Sub-Category | Ad-Valorem Rate | Minimum Rate |
|--------------------------------|------------------------|---------------------|
| Residential – Ordinary | 0.00186136 | \$728.18 |
| Business – Commercial Large | 0.00474255 | \$794.27 |
| Business – Commercial General | 0.00474255 | \$794.27 |
| Business – Industrial Large | 0.00474255 | \$794.27 |
| Business – Industrial General | 0.00474255 | \$794.27 |
| Business – Ordinary | 0.00474255 | \$794.27 |

The residential and business ad valorem rates in the table above have been adjusted to account for year 1 (2021-22) of the eight year gradual harmonisation process in order to have one harmonised rating structure for the City by 1 July 2028.

6.2 Domestic Waste Management Service Charges

Subject to the provisions of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2021 to 30 June 2022, 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 | \$580.00 |
| 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 | \$580.00 |

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| | | |
|--|-------------------------------------|-------------------------------|
| Flats owned by charitable or benevolent institutions for the housing of aged, infirm or disabled persons. | Waste Management – Non Rateable | \$580.00 for each rubbish bin |
| Properties categorised as Business (with or without residential accommodation) | Waste Management – Business | \$580.00 |
| Each additional service. | Domestic Waste Extra Service | \$317.00 |
| Each additional service in respect of multi residential units - 240L. | Domestic Waste Extra Strata Service | \$350.00 |
| Each additional service in respect of multi residential units - 660L. | Domestic Waste Extra Strata Service | \$963.00 |
| Each additional service in respect of multi residential units - 1100L. | Domestic Waste Extra Strata Service | \$1,575.00 |
| Each additional service in respect of recycling. | Extra Recycling Service | \$89.00 |
| Each additional service in respect of Greenwaste. | Extra Green Waste Service | \$145.00 |
| Vacant Land – refers to land that is devoid of buildings and excludes land on which building works are in progress | Domestic Waste - Vacant | \$151.00 |

6.3 Stormwater Management Charges

Council make and levy an annual stormwater management service charge for the year 1 July 2020 to 30 June 2021 as follows:

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

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ON 22 JUNE 2021

6.3.1 Mixed Developments

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

6.3.2 Exemptions

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

6.4 Interest Rate on Overdue Rates & Charges

Subject to the provisions of Section 566 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 6.0% per annum.

6.5 Voluntary Pensioner Rebate

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

- 7 Council adopt the proposed Financial Management and Asset Management Strategies and actions, as outlined in the report.
- 8 Council adopt the use of Ward Funds, as outlined in the report.

- CARRIED

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 22 JUNE 2021

ITEM 7.2 **STRONGER COMMUNITY FUND - QUARTERLY REPORT**
(1342) **CLR. DOWNEY:/CLR. MADIRAZZA**

RESOLVED that Council note the progress of the implementation of projects funded through the Stronger Communities Fund.

- CARRIED

ITEM 7.3 **DISCLOSURE OF INTEREST RETURNS**
(1343) **CLR. DOWNEY:/CLR. SALEH**

RESOLVED that the tabling of the Disclosure of Interest Returns be noted.

- CARRIED

CLR KUSKOFF RETURNED TO THE MEETING AT 6.45 PM.

ITEM 7.4 **CASH AND INVESTMENT REPORT AS AT 31 MAY 2021**
(1344) **CLR. ZAKHIA:/CLR. MADIRAZZA**

RESOLVED that

1. The Cash and Investment Report as at 31 May 2021 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

Nil

CANTERBURY BANKSTOWN
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SECTION 9: COMMITTEE REPORTS

ITEM 9.1 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 8 JUNE 2021
(1345) CLR. HARIKA:/CLR. HUDA

RESOLVED that the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 8 June 2021, be adopted.

- CARRIED

SECTION 10: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

(1346) CLR. EISLER:/CLR. KUSKOFF

RESOLVED that in accordance with Council's Code of Meeting Practice, Council adopts all the recommendations of the Notice of Motions and Questions with Notice.

- CARRIED

ITEM 10.1 NOTICE OF MOTIONS

(1347) CLR. EISLER:/CLR. KUSKOFF

RESOLVED that the information be noted.

- CARRIED

ITEM 10.2 REVIEW OF PARKING RATES FOR PLACES OF PUBLIC WORSHIP

(1348) CLR. EISLER:/CLR. KUSKOFF

RESOLVED that Council undertake a review of parking rates applied to new or expanding Places of Public Worship in Canterbury Bankstown.

- CARRIED

CANTERBURY BANKSTOWN
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ITEM 10.3 **HOME FIRE SAFETY CHECKS PROGRAM**
(1349) **CLR. EISLER:/CLR. KUSKOFF**

RESOLVED that Council continue to engage with Fire and Rescue NSW and provide ongoing support in promoting the Home Fire Safety Checks program.

- CARRIED

SECTION 11: **CONFIDENTIAL SESSION**

Nil

THE MEETING CLOSED AT 6.47 PM

Minutes confirmed 27 JULY 2021

.....
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 | Charity Ball | 29 |
| 4.2 | COVID Support | 31 |
| 4.3 | COVID Thank You | 33 |
| 4.4 | Local Government Portfolios | 35 |
| 4.5 | Infrastructure Contributions Reform | 37 |
| 4.6 | Local Community Based Donations | 39 |

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ITEM 4.1 Charity Ball

Councillors, I am as I am sure you all are, very proud of Council's continued commitment to provide funding and support to dozens of community groups and not-for-profit organisations. Most of this is done through our annual Community Grants program.

Council also plays an important role in supporting local charities and it helps out where it can. Another way Council has assisted was through the staging of an annual Mayoral Charity Dinner. This event gathers residents, business leaders, community groups and Councillors to not only come together as a community, but also dig deep to raise much needed funding for a nominated local charity. Over the years, these events have raised hundreds of thousands of dollars to give help where it has been needed most.

I intend to continue this tradition and am pleased to announce; a Mayoral Charity Dinner will be held in October this year. Discussions have commenced with Bankstown Sports Club, which has offered to partner with Council for this event to ensure every possible dollar raised will go to the chosen charity.

This year's charity will Biyani House.

Biyani House is a local service that provides refuge for women and children and provides safe and supported crisis and transitional accommodation for families who are homeless or at risk of homelessness. It also provides safe houses for women with children who are escaping domestic and family violence and helps with re-housing in private rental and social housing.

The service is targeted at families from culturally and linguistically diverse backgrounds, which may include single parents with children, couples with children, and refugees. With the aim of being a place where women are safe, supported, secure and equal.

This important service links with other community support services and programs to ensure help is accessible if needed, and with shocking statistics like the following, I couldn't think of more fitting beneficiary;

- More than 1 in 2 two women are turned away from crisis accommodation each night
- Domestic and Family Violence is the main reason for female homelessness
- 56,000 women are homeless every night

And more shockingly, I learnt that

- Domestic and Family Violence is the leading preventable death for and injury for woman between the ages of 15 - 44
- 18 women killed so far in 2021
- 55 women killed in 2020

Council already has an existing operational budget for such events, so I propose funds be allocated towards the organisation and coordination of this year's Mayoral Charity Dinner, and I encourage those that wish to come out and support the event to come and be part of this wonderful Canterbury Bankstown Council event.

Mayoral Minutes - 27 July 2021

ITEM 4.2 COVID Support

Councillors,

The Chamber here tonight is nearly empty yet again, so are our streets, our construction sites and a large number of our retail shops.

Our city and the rest of the country at the mercy of a stubborn virus that is wreaking havoc on people's livelihoods and our way of life.

When I announced my 18-point plan to help our local economy get through COVID some 16 months ago, never in my wildest dreams did I envisage we would still be in the dire predicament we are in today.

Local businesses facing ruin, mums and dads left without work, children home schooling and our residents banned from leaving our City's borders unless for essential work.

It is during these times all levels of Governments must chip in and support their community. We have seen the Prime Minister and Premier announce income support for workers and businesses that have lost incomes and we too will do what we can.

As a result, I am proposing that Council's support and relief package will include:

- A Community based grants package which will support not for profit organisations roll out their programs.
 - Stage 1 will deliver \$500,000 in grants to community-based organisations and will be detailed in a report to Council later this evening.
 - Stage 2 a further \$300,000 in recovery grants to be set aside for Covid support to not for profit groups over the coming months as we exit this lockdown.
- Facilitating a free online webinar of experts to assist businesses better understand what they are entitled to under both the Federal and State Government's COVID relief support packages.
- Ensuring businesses and residents who are struggling to pay their rates are dealt with compassionately and on a case by case basis.
- Extending the scrapping of the footway dining fees by the duration of the shutdown orders.
- Extending the hospital parking passes to our frontline health care workers by another 12 months from today.
- Sporting clubs are not to be charged fees for sporting fields and facilities that are closed and unable to be used during this COVID-19 crisis.
- Childcare is an important part of our family fabric. We will ensure that families who opt out of sending their children to our Childcare facilities during the stay at home orders will not be financially disadvantaged with Council absorbing the gap.

- Credit the fees paid at our lifestyle and aquatics facilities for the duration of the shutdown.
- In addition, I am proposing that we provide a free family entry pass to our Leisure and Aquatic Facilities for every ratepayer in the Local Government Area for when the health restrictions are lifted, recognising the importance of community wellbeing.
- And finally, establishing a COVID Council Strategy Group to explore further initiatives on how we can best support local businesses and community groups as we get through lockdown.

Councillors, this package on top of the \$20 million we have already spent since March 2020, again reinforces our commitment to supporting our community.

But we cannot do this alone.

So tonight, I propose writing to the Premier and Treasurer outlining the bottom-line cost of COVID which our Council absorbed and urge them to reimburse this \$20 million dollars directly to those ratepayers in our city who have suffered hardship as a result of this latest lockdown.

I further propose to write to the Prime Minister and Treasurer calling on them to reinstate Jobkeeper and offer further support and incentives to our local businesses.

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ITEM 4.3 COVID Thank You

Councillors,

As you have just heard our package of support will go some way in helping our community and businesses.

But I wanted to separate and ensure that my next message is heard loud and clear by all residents of our City.

A giant Thank You! You have done our City proud.

The recent shutdown of our City, leaving residents unable to travel beyond our borders unless for essential work, or the orders bringing construction and most retail to a halt has been economically and mentally devastating.

When the finger of blame was being pointed at you for spreading COVID you stood tall and got on with your lives the best you could at the same time mindful of staying safe.

You didn't need the increased police presence, helicopters, dogs and police on horseback to get you to listen to the Government's messaging. You did what the majority of law-abiding, community-minded people across Sydney did and that was you followed the health advice.

Our City has been at the forefront of working with the Government to ensure we get ahead of this virus.

We have been proactive with messaging across all social and digital platforms in various languages. We have assisted NSW Health in establishing new testing and vaccination facilities.

I have been quite public on all my social media channels and across all mainstream TV and radio networks. Furthermore, I convened a forum with Multicultural NSW inviting the Premier to personal brief a range of leaders from business, religious, sporting and community organisations.

Councillors, throughout this pandemic, I have heard "shout outs" going out most days . . .so tonight I think it's about time we sent a huge shout out to our residents here at Canterbury Bankstown for all they are doing to stop the spread by staying at home, getting tested and getting vaccinated.

Thank you

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ITEM 4.4 Local Government Portfolios

Councillors,

I'm going to start my next minute by telling you all, you don't matter telling you all you are insignificant and telling you all your voice shouldn't be heard.

Have I shocked you?

They are not my words, they are in effect what the Federal Liberal/National Party Coalition are saying, to not only you, but to every elected Local Government representative across the country.

The decision by Scott Morrison and Barnaby Joyce to scrap the Local Government Ministerial portfolio and replace it with an Assistant Minister is nothing more than tokenism and a slap in the face to every hard-working Councillor across the country.

For the first time since the position was created in 1972, Local Government will not be represented in Cabinet, or be held to account during question time.

One may well ask why such a foolhardy decision when it is blatantly obvious what is happening in our local communities right now, and indeed every day.

Local Government is at the front line and the very backbone of the local community.

Not only dealing with the day to day issues but there during a crisis. Whether it is floods, droughts, bushfires and now during COVID. . . . Local Government is there providing leadership, communication, essential services and support.

To treat the portfolio of Local Government with such contempt is contemptible itself.

Councillors, I propose we send a very clear message to the Prime Minister and write to him expressing our disappointment at the decision to scrap the portfolio and call on him to reinstate the position immediately, in the best interests of not only our City but all LGAs across the country.

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ITEM 4.5 Infrastructure Contributions Reform

Councillors,

Cities aren't built on Rock N Roll, they are built on the solid foundations of infrastructure. And providing infrastructure is one of our core principles behind our vision for the future as we service our growing population.

Our contribution plans aim to deliver over \$600 million in local infrastructure and this money will go towards meeting the needs of the expected 105,000 extra residents expected in our City by 2036.

As you all know Council funds new local infrastructure like parks, libraries and roads through three methods.

- our development contributions
- planning agreements accompanying planning proposals and development applications.
- and Council rates.

And as you also know over the years, we have been hamstrung by the NSW Government to levy for this vital infrastructure, capping the contribution rates at \$20,000 a dwelling.

Councillors, and now they want to tie our hands even further.

A draft Bill proposes to introduce a regional infrastructure contribution which the State Govt could apply in our LGA. It would be uncapped with no upper limit. In other words, it could be two or three times the local rate Council would apply and charged in addition to our local levies.

But wait . . . here's the double whammy! This Bill will give the Govt the power to spend the money they collect from us, anywhere across the State.

It's like giving the burglar the keys to the safe.

We've seen all this before with the stronger Communities grants rorts, our community missed out on funding and the cash was allocated to sure up Liberal/National Party electorates.

Councillors, if this Bill is allowed to go through in its current form the impacts will be felt by mums and dads and will discourage renewal and investment throughout our City. I support reform of infrastructure funding in NSW but not at the expense and detriment of our City.

Right now, there is an Upper House parliamentary inquiry which is taking submissions into the Infrastructure Contributions Reforms and I am aware Council staff have forwarded their concerns.

Tonight, I propose that Council writes to the Inquiry Chair outlining our concerns and highlighting the blatant attempt by the Government to create a “back door” tax to pilfer money from local communities to prop up their own balance sheets.

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ITEM 4.6 Local Community Based Donations

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

OzHarvest Hamper Hub

Over the last 9 months OzHarvest has been using Lakemba the Senior Citizens Centre to deliver their Hamper Hub food relief program to help support the community during COVID. They have been heavily impacted by the latest outbreak and have needed to amend the way they operate to ensure we keep the community, volunteers and staff as safe as possible during this challenging time. But this adds to the costs of running the program,

The hamper program is currently funded solely by OzHarvest and they have not yet received any further government funding. They have asked for financial assistance from Council to ensure they can continue to program for an extended 4-week period. This support would help allow the hamper hub to continue to provide 350 families in the Canterbury Bankstown area with nourishing hampers each week.

Considering this, I recommend that Council support OzHarvest by way of \$378.00 donation to help with covering the costs of hire fees for Lakemba Senior Citizens Centre.

Australian Lebanese Independent Forum

Australian Lebanese Independent Forum (ALIF) an incorporated association is a forum for the cultivation of a new awareness, nurturing of discussions, and providing solutions in the community of Australian Lebanese who are united by their love of Australia and Lebanon.

ALIF are planning an event to held at the Bryan Brown Theatre to commemorate the tragic event that occurred one year ago, when a disastrous blast in Beirut sent shockwaves around the world. With the blink of an eye, sadly, the blast killed hundreds of people, injured thousands and destroyed over 300,000 homes.

Considering this, I recommend that Council support the Australian Lebanese Independent Forum by way of \$750.00 donation to help cover half of the costs of hire fees for Bryan Brown Theatre.

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 | Planning Proposal for WSU Milperra Site at 2 and 2A Bullecourt Avenue, Milperra (RZ-3/2020) | 43 |
| 5.2 | Housing Strategy | 69 |

Planning Matters - 27 July 2021

| | |
|------------------|--|
| ITEM 5.1 | Planning Proposal for WSU Milperra Site at 2 and 2A Bullecourt Avenue, Milperra (RZ-3/2020) |
| APPLICANT | Mirvac Residential (NSW) Development Pty Ltd |
| OWNERS | Western Sydney University |

PURPOSE AND BACKGROUND

This report seeks Council's consideration of amending the zoning, floor space, height of building and minimum lot size provisions of Bankstown LEP 2015 for the property at 2 and 2A Bullecourt Avenue, Milperra, known as the Western Sydney University Milperra campus by progressing the Planning Proposal for Gateway consideration.

ISSUE

Council has received an application to prepare a Planning Proposal for the site at 2 and 2A Bullecourt Avenue, Milperra. The site is currently occupied by Western Sydney University. The application seeks to rezone the site from SP2 Infrastructure (Educational Establishment) and SP2 (Electricity Transmission or Distribution Network) to R1 General Residential, B1 Neighbourhood Centre, RE1 Public Recreation, RE2 Private Recreation and SP2 Infrastructure (for stormwater drainage reserve).

The proposal would enable the delivery of a low-density residential precinct with a maximum of 430 dwellings, a mix of dwelling types and sizes, three new local parks, a community hub, and protection of a significant stand of Cumberland Plain Woodland. The proposed scale of development reflects the broader Milperra area, and it is noted the proposed variation in lot size controls would allow dwellings on smaller lots as part of the proposal's intent to provide a range of housing typology on the site. A Letter of Offer accompanies the application, which outlines the developer's commitment to dedicate parks and roads to Council, embellish Milperra Reserve and renovate the Milperra Community Centre either through a works in kind arrangement or financial contribution to Council.

Council's assessment has found that the application has strategic merit to proceed to Gateway subject to Gateway conditions requiring the applicant to undertake further traffic and parking analysis, flood planning analysis, contamination analysis, arboricultural assessment and preparation of a site-specific Development Control Plan that will set out the detailed planning and development controls for the site. It is also recommended that Council continue discussions with the applicant to reach agreement on the affordable housing monetary contribution, and not agree to forgo development contributions.

The Canterbury Bankstown Local Planning Panel considered Council's assessment report at a public meeting on 7 July 2021 and endorsed the recommendation to proceed to Gateway. The Local Planning Panel's recommendations have informed the recommendations presented to Council in this report.

POLICY IMPACT

The NSW Government signed off on the adopted Local Strategic Planning Statement (LSPS) – 'Connective City 2036' which guides the future growth and development of the City of Canterbury Bankstown to 2036. This Planning Proposal is consistent with the LSPS vision for the WSU Milperra campus to be 'renewed' to create an 'innovative and sustainable community area'.

FINANCIAL IMPACT

Council's assessment of the application and independent peer reviews undertaken on behalf of Council have identified a number of public benefits required to support the proposal and community that it is located within. .

A formal Letter of Offer has been submitted by the applicant identifying a number of items that would be funded or undertaken as works in kind by the applicant through a planning agreement.

Council and the applicant are yet to reach agreement on the quantum of the affordable housing contribution, and this needs to be resolved prior to exhibition and incorporated into a draft planning agreement that will be exhibited alongside the Planning Proposal.

Works to be delivered and monetary contributions identified through the planning agreement would be in addition to ordinary section 7.11 and 7.12 development contributions.

COMMUNITY IMPACT

The departure of the university at this site broadly enables two long term future planning scenarios for the site in addition to Mount St Joseph Catholic College. In the absence of any other educational purpose there is effectively two land use options, being an extension of industrial operations south of Bullecourt Avenue or extension of the residential neighbourhood east of Ashford Avenue.

The extension of residential uses presents a significantly lower environmental impact scenario to the existing residential community and Catholic college and removes the potential for further land use conflicts to emerge particularly at the interface of Bullecourt Avenue.

The original concept proposal submitted to Council for the WSU Milperra site comprised over 2,000 dwellings including residential flat development of up to eight stories in height. This concept proposal was not supported given its complete incompatibility with the existing Milperra community.

The proposal before Council presents a number of positive attributes based on detailed strategic and site-specific analyses. The proposed planning controls would deliver a planning outcome that would present as an extension of the low scale Milperra residential community and other additional benefits including:

- Unlocking of the land for a mix of residential, publicly accessible community, and environmental uses, which the current zoning does not permit. This includes a diverse range of dwelling types to cater for a variety of housing needs, and a sensitive transition to existing housing on Ashford Ave and surrounding industrial areas to minimise land use conflict.
- Creation of three new public parks that will be embellished and dedicated to Council (total area approx. 1.49 hectares or approximately 4.5 times the size of Beatham Reserve)
- Embellishment of Milperra Reserve to increase its capacity including landscaping, new turf, seating, lighting, and public art.
- Repair and renovation to the Milperra Community Centre, via works in kind arrangement or monetary contribution.
- Reservation of land in the south east corner of the site for educational uses.
- A monetary contribution to Council for affordable housing. This will allow Council to build or purchase dwellings in future to provide reduced rents for low income residents such as key workers.
- A new shared cycleway on the proposed local roads to encourage active transport.
- Additional local retail to service the day-to-day needs of residents and workers in the area.

Other important features associated with this proposal include:

- 3.68 hectares of the university site has been allocated to enable the extension of Mount St Joseph Catholic College which would continue to deliver an education presence at this site into the long term.
- Protection of over two hectares of critically endangered Cumberland Plain Woodland in the north east corner of the site, which contains significant trees and vegetation. This area is proposed to be rezoned E2 Environmental Conservation which will ensure its long term protection and management.

DETAILED INFORMATION

1. SITE DESCRIPTION

The subject site (site) at 2 and 2A Bullecourt Avenue, Milperra comprises the following properties as shown in Figure 1.

Table 1: subject site details

| Property Address | Property Description | Current Zone | Site Area |
|----------------------|----------------------|--|--|
| 2 Bullecourt Avenue | Lot 103 DP 874035 | SP2 Infrastructure (Educational Establishment) Zone | 19.64ha (excluding 3.68ha in south east corner to be sold to adjoining Mount St Joseph Catholic College) |
| 2A Bullecourt Avenue | Lot 1 DP 101147 | SP2 Infrastructure (Electricity Transmission or Distribution Network) Zone | 202m ² (approx.) |

The site is currently occupied by Western Sydney University which established itself on the site as the Milperra College of Advanced Education (MCAE) in 1975. The existing buildings on the site comprise a mix of single storey administration buildings, student accommodation and educational buildings of up to four storeys in height. Four at-grade car parks are located within the site. A playing field is to the south of the site with two smaller open spaces in the north east and north west corners of the site. The site has a fall from the north eastern corner down to the south western corner. There is a large group of mature Cumberland Woodland in the north eastern part of the site with mature trees and scattered vegetation over other parts of the site.

The site has boundaries to Ashford Avenue to the west, Bullecourt Avenue to the north and the M5 Motorway to the south. The eastern boundary of the site is to Horsley Road and the Mount St Joseph Catholic College.

Adjacent to the south is the M5 Motorway, to the west is the established low density residential housing of Milperra and to the north is general industrial zoned land including warehouse and distribution centre operations. Abutting the site to the east is the Mount St Joseph Catholic College and beyond on the opposite side of the Horsley Road to the east is light industrial zoned land.

In relation to the local context, the site is adjacent to the Milperra Village Centre (B1 Neighbourhood Centre Zone). The site is also located approximately 1.6 kilometres north west of Panania Railway Station and 1.3 kilometres south of Bankstown Airport. The site is well serviced by bus infrastructure with bus stops located on the site's frontages along Bullecourt Avenue and Horsley Road that provide services to East Hills, Bankstown, Miranda, Liverpool, Burwood, Padstow and Panania.

Figure 1: Site Map



2. PROPOSAL

2.1 Description of Proposal

The application seeks to enable redevelopment of the site to accommodate a low scale diverse housing residential precinct comprising the following elements:

- Total of 430 dwellings comprising a mix of attached, detached, semi-detached, multi dwelling and dual occupancy dwellings (capped maximum).
- A small commercial neighbourhood centre (8,200m²) on the location of the existing childcare centre.
- Retention of existing childcare centre (reduction of spaces from 67 to 40 spaces).
- Majority of dwellings being two storeys (9m building height) with a small portion being three storey attached dwellings in the northern end of the site facing Bullecourt Avenue (11m building height).
- Detached dwellings with a frontage to Ashford Avenue with a maximum FSR of 0.5:1 and minimum lot size frontage width of 10m.
- A road network within the site comprising new local roads (18m road reserve), 'minor' local roads (17.2m road reserve) and laneways (8.5m road reserve).
- Minimum residential lot sizes ranging from 124m² to 300m².

- Retention of the existing Cumberland Plain Woodland (approx. 2.035ha) in the north eastern corner of the site and zoning that land E2 Environmental Conservation.
- Provision of three public parks to be dedicated to Council (total area approx. 1.49ha).

The concept site structure plan proposed by the applicant is provided below. It is noted that the reference to E3 Zone in the structure plan refers to the applicant’s proposed zoning for the remanent Cumberland Plain Woodland, however Council proposes to proceed with zoning that portion of the site E2 Environmental Conservation Zone to ensure the critically endangered ecological community is provided an appropriate level of environmental protection.

Figure 2: Applicant’s revised site structure plan

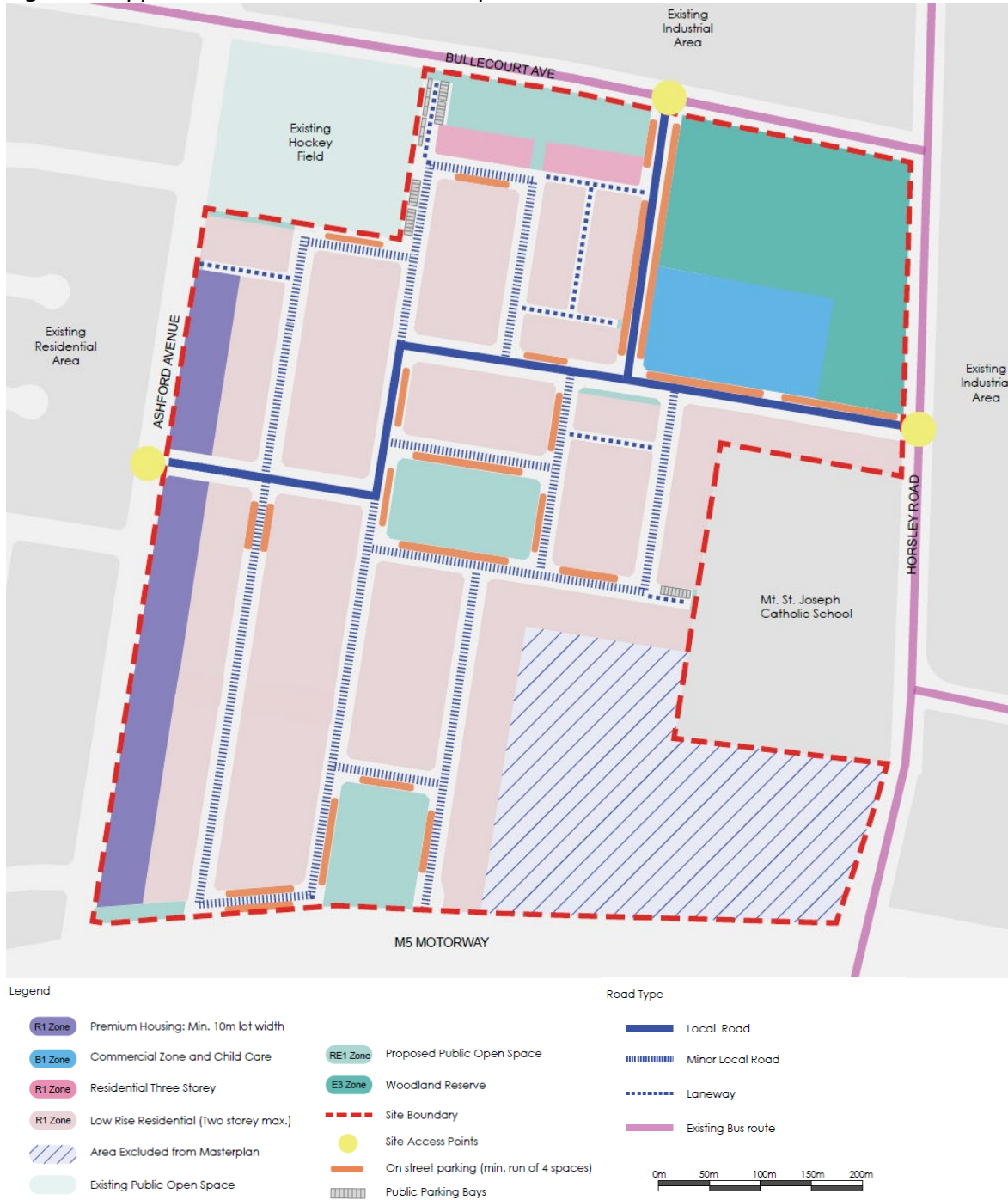


Table 2 below summarises the current controls and the changes proposed by the revised application.

Table 2: summary of current and proposed controls

| | Current controls | Proposed controls |
|-------------------------------------|---|--|
| Zoning map and clause | SP2 Infrastructure (Educational Establishment); and SP2 Infrastructure (Electricity Transmission or Distribution Network) | <ul style="list-style-type: none"> • R1 General Residential – applied to most of the site. • B1 Neighbourhood Centre – approximately 8,200m² in the northern part of the site accommodating the existing child-care facility. • RE1 Public Recreation – applied to the proposed public parks. • E2 Environmental Conservation – applied to the area containing the Cumberland Plain Woodland. • SP2 Infrastructure – applied to the drainage reserve along the southern boundary. |
| FSR map and clause | N/A | <ul style="list-style-type: none"> • An FSR of 0.5:1 is applied to the western boundary of the site along Ashford Avenue. • An FSR of 1:1 is to the proposed B1 Neighbourhood Centre located in the north-east corner of the site. <p>A ‘sliding scale’ FSR is proposed to be applied to the remainder of the R1 zoned site that is not subject to the 0.5:1 FSR along Ashford Avenue.</p> <p>The smallest lots permitted on the site are intended to have a higher FSR and the largest lots to have the smallest FSR on the sliding scale range. Council will undertake site testing to set appropriate FSRs for various sized sites to ensure environmental and amenity impacts are acceptable..</p> |
| Building height map | N/A | <ul style="list-style-type: none"> • R1 General Residential – 9m with a selected area permitting 11m height adjacent to open space at the north of the site near Bullecourt Avenue. • B1 Neighbourhood Centre – 11m. <p>No maximum building height controls is applied to the RE1 Public Recreation, E2 Environmental Conservation and SP2 Infrastructure zone.</p> |
| Minimum subdivision lot size clause | N/A | Minimum 300m ² applied to the R1 zone with variations to this minimum lot size depending on housing type. An ‘Additional Local Provision’ will be prepared to enable variations and permit a diverse housing range on the site with lots smaller than 300m ² . |
| Additional Local provision clause | N/A | Amend the Special Provisions Map to include the site as a new ‘Area’. This map will be associated with the proposed new ‘Additional Local Provision’ clause in Part 6 of the LEP. The intent of the new ‘Additional Local Provision’ clause will be: |

| Current controls | | Proposed controls |
|---|-----|---|
| | | <ul style="list-style-type: none"> • Set a maximum dwelling cap across the proposed R1 zone of 430 dwellings. • Propose a 0 'nil' yield for residential flat buildings for the site. • Include exceptions to the Minimum Lot Size Map for diverse housing outcomes on lots smaller than 300m² on the site. <p>The new clause will allow the subdivision of land to achieve a lot size that has an area that is less than the minimum lot size on the draft CBLEP 2021 Lot Size Map provided that the proposed new lots:</p> <ul style="list-style-type: none"> • Do not include lots that front to Ashford Avenue, • Includes the creation of a minimum four lots to avoid ad hoc single lot subdivision and development across the site, and • Includes a dwelling design for each proposed lot to provide certainty for Council of the dwelling outcome. <p>The minimum lot sizes proposed in this application are linked to the housing types delivered on the lot and include the following minimum lot sizes:</p> <p>Attached dwellings: 124m² Semi-detached dwellings: 210m² Detached dwelling: 250m² Dual occupancies: 350m² Multi dwelling housing: 450m²</p> |
| Minimum subdivision lot size for community title schemes clause | N/A | <p>Clause 4.1AA requires community title scheme subdivision in the R2 Low Density Residential Zone to be compliant with the minimum lot size shown on the minimum lot size map in the draft CBLEP 2021. The clause does not apply to a strata subdivision.</p> <p>It is intended to amend Clause 4.1AA to include the R1 General Residential zone.</p> |
| Terrestrial Biodiversity map | N/A | <p>The Terrestrial Biodiversity Map is proposed to be amended, subject to further ecological and arboricultural analysis to confirm the extent to which the site should be mapped as 'Terrestrial Biodiversity'. This will be undertaken prior to public exhibition of the Planning Proposal.</p> |

2.2 Sale of Part of the WSU Milperra site to Mount St Joseph Catholic College Milperra

In 2020, approximately 3.7ha of land in the south eastern corner of the WSU Milperra campus site is being transferred to the adjoining Mount St Joseph Catholic College and will be set aside for school uses (shown in dashed red outline in Figure 1). That portion of the site does not form part of the application and will remain zoned SP2 Infrastructure (Educational Establishment). In October 2020 Council approved a DA for subdivision of that part of the site from the WSU Milperra campus site with vehicle access to the site via an existing driveway off Horsley Road through the Mount St Joseph Catholic College.

2.3 Public Benefit Offer

Council has received a Letter of Offer from the applicant (Mirvac) that details the public benefits and infrastructure that would be delivered as part of the LEP amendments for the site. The Letter of Offer has been informed by Council's assessment of the likely demands that would be placed on local infrastructure by the proposal..

In principle Council agrees with the items included on the Letter of Offer, however it is Council's intention to negotiate with the applicant on these matters further as part of the preparation of a draft Planning Agreement to be agreed upon by Council and the applicant for public exhibition concurrently with the Planning Proposal. It is noted that Council and the applicant have not yet agreed on the appropriate amount of the affordable housing contribution and that this needs to be resolved prior to exhibition of the planning agreement. Table 3 below summarises the public offer.

Table 3: Proposed list of public benefits and infrastructure to be delivered in conjunction with the Planning Proposal by the applicant as part of a future Planning Agreement

| Item No. | Description | Estimated Value |
|----------|---|---|
| 1 | Monetary contribution for affordable housing in perpetuity (equivalent to 5% dwelling yield or approx. 22 dwellings). | \$3,347,390 offered by Mirvac – to be confirmed |
| 2 | Local park with children's playground equipment, outdoor fitness, walking/cycling tracks and sheltered picnic tables, BBQs within subject site. | Costing to be confirmed |
| 3 | Pathways around remnant bushland (e.g. raised boardwalk, signs, replanting) within subject site subject to further ecological assessment. | Costing to be confirmed |
| 4 | Provision of off-road shared cycleway along collector roads linking site to external road/cycle network. | Costing to be confirmed |
| 5 | Monetary contribution to repair and renovate Council's existing Milperra Community Centre (128 Ashford Ave, Milperra). Works to include: <ul style="list-style-type: none">• Repairs and cleaning of the existing building façade.• Alterations to internal layout to ensure an active frontage is provided to Ashford Street.• Upgrade to existing building to current standards such as disabled access and egress. | \$392,400 (based on IPART costing, to be refined) |

| | | |
|---|--|---|
| | <ul style="list-style-type: none"> • Smart building elements such as access control, energy, water saving improvements. • Upgraded security measures. • Alterations to current car parking arrangements to improve vehicular entry and exit from the site. • Landscaping improvements. | |
| 6 | Monetary contribution to embellish Milperra Reserve incl. amenity block, footpaths, picnic tables, bins, flood lighting, turf etc (Crown Land under the care and control of Council). | \$1,041,921 (based on IPART costing, to be refined) |
| 7 | Enter into agreement with Mt St Joseph Catholic College Milperra for shared use of school facilities outside of school hours. Initial meeting between Mirvac and the school to be initiated by Council. | - |
| 8 | Dedication of land zoned RE1 Public Recreation to Council in perpetuity. | To be confirmed |

2.4 Local Planning Panel

In accordance with the Department of Planning, Industry and Environment's Direction, the Local Planning Panel considered the assessment report and peer reviews on 7 July 2021 to and whether the matter should proceed to Gateway. The Panel's recommendations, as provided in Attachment B, are:

1. *The application to amend the draft Canterbury Bankstown Local Environmental Plan 2021 proceed to Gateway subject to:*
 - (a) *Inclusion of a Floor Space Ratio control for all R1 zoned residential land, consistent with Council's policy approach throughout the rest of the Local Government Area. This may be a scaled control to allow more density for dwellings on smaller lots and may impose an overall floor space density cap for the site. This is to be resolved prior to reporting this application to Council.*
 - (b) *Prior to public exhibition occurring the following additional information is submitted by the applicant:*
 - i. *Additional flooding and stormwater related information to confirm:*
 - a. *Consistency with the State-led Flood Prone Land planning changes effective from 14 July 2021.*
 - b. *The minimum floor levels of future development required to address 1 in 100 year and Probable Maximum Flood events on the site.*
 - c. *Details of the types of stormwater treatment measures.*
 - d. *Calculations of the stormwater detention requirements and to clarify post-development stormwater discharge rates.*
 - ii. *Further arboricultural assessment to confirm trees to be retained based on the revised site structure plan. This may inform additional street tree planting and canopy cover in the draft DCP.*
 - iii. *Further ecological analysis to confirm the extent and location of ecologically significant land on the site and that the draft CBLEP 2021 Terrestrial Biodiversity Map be amended accordingly.*

industrial zonings. Moreover, the Panel also identified that the proposal would contribute to the jobs growth target in the LSPS and South District Plan and provide approximately 1,200 new residents within the Bankstown Airport and Bankstown CBD Collaboration Area proximate to employment opportunities.

Importantly, in alignment with the officers view of the proposal, the Panel offered the following comments in providing its advice and recommendation to Council:

The Panel consider that it will be important to ensure that the existing Milperra community embraces the new addition to their suburb, rather than view it as a foreign incursion; and to that end Council should work with the Applicant to achieve as many harmonious aspects into the project as possible. Such matters as using visible finishing materials to the new housing, that are already familiar in current dwellings will be important. Access into the new areas should be inviting, and every opportunity to engage the existing with the new should be pursued. New Parks should be clearly described and 'sign posted' as being for all residents. Even selection of landscaping materials should be done with a view of knitting together the two areas. The existing parts of Milperra could benefit by Council adding new street trees and other upgrades in common with the new development. These are matters that could be addressed in the DCP.

The DCP to be prepared outlining detailed planning controls will ensure the expectations set out by the Panel and Council are met to ensure the delivery of a successful planning outcome for existing and incoming Milperra community.

2.5 Further Information and Analysis Required before Public Exhibition

Should Council resolve to proceed with a Planning Proposal, this report and the assessment at Attachment A identifies the need for the following information to be provided prior to public exhibition:

- Applicant to provide additional flooding and stormwater related information to confirm:
 - Consistency with the State-led Flood Prone Land planning changes effective from 14 July 2021.
 - The minimum floor levels of future development required to address 1 in 100 year and Probable Maximum Flood events on the site.
 - Details of the types of stormwater treatment measures.
 - Calculations of the stormwater detention requirements and to clarify post-development stormwater discharge rates.
- Applicant to provide further arboricultural assessment to confirm trees able to be retained based on the revised site structure plan. This may inform additional street tree planting and canopy cover in the draft DCP.
- Applicant to provide further ecological analysis to confirm the extent and location of ecologically significant land on the site and that the draft CBLEP 2021 Terrestrial Biodiversity Map be amended accordingly.
- Council prepares a site specific DCP Amendment as outlined in Section 4 of this report, and exhibit the DCP Amendment concurrently with the Planning Proposal, subject to the following:
 - The road reserves being 18m wide for local roads, 17.2m for minor local roads, and 8.5m for laneways as outlined in Section 4.9 of this report.

- Further solar access modelling on the smaller lots to confirm that private open space and living areas receive suitable sunlight.
- A planning agreement be prepared and exhibited alongside the Planning Proposal and site specific DCP Amendment.

In addition, further information is required from the applicant to address the two following recommendations of the Panel, before commencement of public exhibition of the Planning Proposal:

- Further information being provided by the applicant in relation to how the proposal will respond to the change in levels across the site, as well as the likely approach to any cut and fill, with a view to minimise loss of trees.
- Addressing the comments above about integrating the new area with the existing and the street naming noting that this will require consultation with Transport for NSW and the Geographical Names Board

3. COMMUNITY SUBMISSIONS

Community interest has already been expressed in relation to this proposal with 25 written submissions being received by Council in response to the recent Local Planning Panel meeting. The key issues raised are addressed in Table 4.

It is important to note that formal community engagement and consultation with Government agencies does not occur at this stage in the plan making process. Engagement with the community would normally occur after a decision by Council to proceed with the application, and a Gateway Determination being issued by the Department of Planning, Industry and Environment. A detailed response to all submissions received would be included in a post-exhibition report to Council.

The proposal is in its initial steps in the planning process and holds no formal status with additional studies, analyses and testing to be undertaken before a final proposal is available for formal notification (post Gateway). Notwithstanding, for information the following comments have been provided in response to concerns that have been raised with the proposal to date and are preliminary in their content as further work is proposed to fully resolve these issues prior to formal exhibition.

Table 4: Summary of key issues raised in public submissions in response to Local Planning Panel

| Issue | Council response |
|---------------------|---|
| Traffic and parking | <ul style="list-style-type: none"> ● Total vehicle trips generated by the proposal vs the current use is expected to have a minor increase of 5% over a 24hr period, from 3,520 vehicle trips to 3,692 vehicle trips. ● Level of Service (LoS) at key surrounding intersections will have either 'Good operation' (LoS A) or 'good with acceptable delays and spare capacity' (LoS B). The proposed access point on Bullecourt Avenue which is under consideration for signalising would change from LoS A to 'satisfactory' (LoS C). ● It is proposed to control traffic movement at the proposed new vehicle access point to Ashford Avenue to a 'left turn in' only to prevent 'rat runs' through the existing residential area to the west of the site towards Henry Lawson Drive. |

| Issue | Council response |
|-------------------------------------|---|
| | <ul style="list-style-type: none"> If the site were to be developed for industrial purposes, the number of vehicle movements including trucks, would likely be far greater than the existing educational use or proposed residential use, as a result of deliveries, staff and customer movements throughout day and night. |
| Tree loss | <ul style="list-style-type: none"> Council notes the arborist report identifies 118 trees as 'priority for retention' and these will be further assessed as part of an updated arborist report. Council acknowledges tree loss will occur however the proposal is an opportunity to provide replacement and increased tree canopy across the site to achieve the LSPS 40% tree canopy target. Council will request the applicant provides a revised arborist and ecologist report to reflect the updated structure plan and recommend strategies for increased canopy on the site. |
| Overdevelopment of the site | <ul style="list-style-type: none"> The proposed R1 zone addresses the need for a diverse range of housing at different price points that will cater to all segments of the housing market. Housing diversity and choice is supported by Council's Housing Strategy and in the State Government South District Plan (Planning Priority S5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport). The density proposed is 19 dwellings/ha and can be categorised as low density and 'low-rise housing' according to the State Government's <i>A Housing Strategy for NSW - Discussion Paper (2020)</i>, <i>Draft Medium Density Design Guide (2016)</i> and the <i>Low Rise Medium Density Housing Code Independent Review Report (2019)</i> identifies low density development being for up to 20 dwellings/ha. The proposal will include a sliding scale FSR to control development outcomes on a lot-by-lot basis, a dwelling cap of 430 dwellings, provides public open space (3 parks), sensitive built form transition to Ashford Avenue, reserves remnant bushland, sets aside part of the site for use by the adjoining school and will have a site specific DCP to provide finer grain development controls. These factors will work in tandem to ensure the site is not overdeveloped. |
| Loss of educational use of the land | <ul style="list-style-type: none"> The Western Sydney University acquired the site, formerly the College of Advanced Education, for the establishment of the campus. In accordance with the Western Sydney University Act 1997, the University is required to secure approval for any sale or redevelopment of campus land. Council understands the University undertook a business case for the establishment of the new Bankstown CBD campus and the redevelopment of the Milperra campus. The Minister for Skills and Tertiary Education granted approval on 22 April 2020, to the University for the redevelopment of the campus land to furthering the |

| Issue | Council response |
|--|---|
| | <p>University's objectives and functions in accordance with the Act.</p> <ul style="list-style-type: none"> • The planning and delivery of schools and educational infrastructure is a State Government responsibility. The State Government has not shown an intention to develop the site for a new primary or secondary school. |
| The proposal is inconsistent with Council's LSPS | <ul style="list-style-type: none"> • The objective of Council's LSPS 'Connective City 2036' is to locate 80% of new dwellings within walking distance of existing centres, with the remaining 20% of new dwellings in suburban areas. • Council is progressing plans to ensure new housing is being focussed in centres, as evidenced by recently exhibited Bankstown and Campsie Master Plans which provide 60% or 34,400 dwellings of the total 50,000 new dwellings target by 2036 set by the LSPS. • This application represents in-fill housing in a suburban setting. The proposal contributes less than 1% towards Council's total housing targets to 2036. • The LSPS states the following regarding the WSU Milperra site: <ul style="list-style-type: none"> ○ As Western Sydney University transitions from its Milperra campus, the site can be renewed to create an innovative and sustainable community area, with open space, community facilities and infrastructure and potential new educational uses. ○ <i>"Further master planning and community engagement will inform the area's future."</i> ○ The site will <i>"be subject to a master plan process to realise an appropriate future use" based on its "proximity to the Bankstown Aviation and Technology Precinct, the urban context and community consultation."</i> |
| The proposal is inconsistent with Council's Housing Strategy | <p>The Housing Strategy seeks to provide 80% of new dwellings within walking distance of centres and 20% in suburban areas.</p> <p>The Council's Local Strategic Planning Statement makes specific reference to the subject site identifying its potential for renewal: <i>"The Milperra Campus is being relocated into the Bankstown City Campus upon its completion. The Western Sydney University site at Milperra provides the opportunity for sustainable community uses, public open space and new educational uses. Future master planning and community engagement will inform the area's future" (page 66).</i></p> <p>The proposal includes its own small scale local retail offering (B1 zone) that can support local scale convenience uses such as shops, cafes, restaurants and possible shared community facilities to service the existing and future population. Public benefits and public infrastructure required to support the</p> |

| Issue | Council response |
|-------|---|
| | proposal will be delivered by the applicant in a Planning Agreement to be negotiated between the parties. |

In relation to the proposed amendments to the draft Canterbury Bankstown Local Environmental Plan 2021 (CBLEP 2021), Council's assessment findings (detailed in Attachment A to the Local Planning Panel report) indicate the application has strategic merit as it will:

- Provide new housing, housing choice and diversity that contributes to Council's LSPS targets.
- Deliver zoning that will be compatible with the adjoining residential, education and industrial zonings.
- Contribute to the jobs growth target in the LSPS and South District Plan.
- Provide approximately 1,200 new residents within the Bankstown Airport and Bankstown CBD Collaboration Area proximate to employment opportunities.
- Retain the existing remnant bushland on the site and not propose any development within the bushland area.
- Provide new off-road cycling connections with the surrounding area.
- Make provision of 5% affordable housing via a monetary contribution to Council.
- Contribute towards local community services and facilities.
- The proposal envisages a community childcare of a minimum 40 child places noting that approximately half of the current places are allocated to the families of WSU staff and students. A future demand analysis would be undertaken at the detailed development stage to determine the exact capacity needed and whether the current 67 places would continue to be needed. The long term tenure of this facility must also be determined and if offered to Council, ongoing operations of this facility would need to be ensured that it is at no cost to the community.

4. KEY ISSUES

4.1 Density and FSR

The proposal seeks to deliver a new low scale infill housing development with a diverse mix of housing types balanced with open space, sustainability initiatives and locally servicing retail. The application will facilitate a mix of housing on the site including:

- Semi-detached
- Attached
- Dual occupancy
- Detached
- Multi-dwelling housing.

In conjunction with the housing typology mix, it is proposed to deliver housing on lots ranging from 124m² to 450m². The proposed lots are smaller than typically found elsewhere in the LGA and will result in a housing density of 19 dwellings/ha with a cap of 430 dwellings across the entire site. This is comparable to 13 dwellings/ha which currently exists within the residential area to the west of the site.

In accordance with the State Government’s *A Housing Strategy for NSW - Discussion Paper (2020)* and *Draft Medium Density Design Guide (2016)* and the *Low Rise Medium Density Housing Code Independent Review Report (2019)*, a residential area of 20 dwellings/ha is considered ‘low density’ and above 25 dwellings/ha is considered medium density. In this regard, the proposal is considered a low density residential suburban setting. This low scale and density of the proposal is reinforced through limiting heights across the majority of the site to two storeys, and with a maximum of three storeys applying to 1.4% of the site.

In order to further control the density on the site, provide certainty of development outcomes for the community and to be consistent with Council policy to apply FSRs to residential land across the LGA, it is proposed to apply maximum FSRs for all R1 zoned land through a sliding scale FSR approach. The proposed sliding scale FSR will apply higher FSRs for smaller lots and lower FSRs for larger lots to ensure floor space and dwelling bulk and scale is appropriate for the different lot sizes proposed. Floor space ratios will also be determined based on detailed design testing to ensure amenity impacts are appropriately controlled.

A single FSR applying to the entire site as a ‘one size fits all’ approach is not considered appropriate in this instance given the broad range of housing outcomes proposed and would not provide Council with an efficient or transparent way of controlling floor space for individual dwellings on the site or across the site as a whole. A blanket single FSR for the site is therefore not proposed in this instance.

The applicant has proposed indicative sliding scale FSRs (see Table 5) which Council supports in principle as a way to control density whilst delivering a diverse range of housing types, and will work in conjunction with the proposed 430 dwelling cap, provision of public parks dedicated to Council, protection of the Cumberland Plain Woodland and DCP provisions to control setbacks, landscaped area and other finer grain design controls.

Table 5: Applicant’s indicative proposed sliding scale FSR – subject to testing and analysis

| Lot area | Proposed maximum FSR |
|--|----------------------|
| <150m ² with 11m max. building height | 1.33:1 |
| <150m ² with 9m max building height | 0.95:1 |
| 150m ² ≤ 200m ² | 0.88:1 |
| 200m ² ≤ 250m ² | 0.75:1 |
| 250m ² ≤ 300m ² | 0.7:1 |
| 300m ² ≤ 350m ² | 0.65:1 |
| 350m ² ≤ 450m ² | 0.6:1 |
| >450m ² | 0.5:1 |

The proposed 124m² lots will cater for three storey attached dwellings (11m maximum building height) which comprise approximately 5% of the total dwellings on the site.

The sliding scale FSRs will be subject to testing and further analysis undertaken by Council and Council’s independent urban design specialist to ensure the density proposed will achieve an acceptable standards of:

- Internal amenity
- Landscaped area
- Deep soil planting and tree canopy

- Private open space
- Visual and acoustic privacy, and
- Solar access to internal living areas and private open space.

This further testing and analysis work will be undertaken prior to public exhibition of the Planning Proposal and Council intends to work with the applicant to confirm the sliding scale FSRs that will apply to the site. This further work will also inform the preparation of the site specific DCP.

This FSR sliding scale approach is a mechanism that has been used by other Council LEPs including the Canada Bay LEP 2013, Leichhardt LEP 2013 and Marrickville LEP 2011. It is also noted that Council's Canterbury LEP 2012 includes a similar sliding scale approach provided for dwelling houses and semi-detached dwellings.

Should any changes be proposed to the FSR approach outlined above, the matter will be reported to Council prior to public exhibition.

Interface with Ashford Avenue

The proposal will include a maximum FSR of 0.5:1 and minimum lot size frontage width of 10m for all future dwellings that have a frontage to Ashford Avenue. The site specific DCP will also require all dwellings fronting Ashford Avenue to be detached dwellings only. These controls will ensure a sensitive transition to the established Milperra community and control the visual impact along the established streetscape.

Residential Flat Buildings

Residential flat buildings are a mandated land use within the R1 Zone with Council's development consent under the Standard Instrument LEP template. In accordance with the Department's Practice Note PN 07-001, measures are proposed to limit the possibility of residential flat buildings being developed on the site through a suite of LEP and DCP controls as outlined in the attached Panel report held at Attachment A.

Building height and minimum landscaped area

A maximum building height of 9m will apply to the majority of the site zoned R1 with the exception of an 11m building height to 1.4% of R1 zoned land in the northern side of the site facing Bullecourt Avenue and B1 zoned land near the centre of the site (refer to Figure 1). The proposed height maintains consistency with the 9m building height adjoining Mount St Joseph Catholic College and the existing residential area to the west and will ensure compatible building form outcomes with the surrounding area.

In addition to the proposed FSR settings, the site specific DCP will aim for all residential land on the site to provide a minimum 20% of each individual residential property as landscaped area. This DCP provision, in addition to street tree planting and tree planting within the proposed public parks, will assist in achieving the 40% tree canopy target for suburban areas in Council's LSPS.

4.2 Traffic Generation and Congestion

The application will facilitate a low scale residential precinct with some locally servicing commercial uses that will be accessible from multiple entry and egress points located on Horsley Road, Bullecourt and Ashford Avenues. The pedestrian movements, traffic generation and vehicle access in and around the site will be managed through new pedestrian crossings and road infrastructure works such as roundabouts and traffic signals. The site will continue to be served by existing bus services.

The redevelopment of the site will see a change in the nature of vehicle movements to and from the site with different peak times than currently exists. The key reason for the increase is the change in the use of the site from a tertiary education precinct, which generates a spread of traffic all day, compared to a residential neighbourhood has two concentrated peaks as people leave for work and return home. The table below provides a summary of the potential increased traffic.

Table 6: Net traffic generation estimate (vehicle movements)

| Scenario | Morning Peak (8am-9am) | Afternoon Peak (5.15pm-6.15pm) |
|-----------------------------------|---------------------------|-----------------------------------|
| Proposed development traffic | 440 | 457 |
| Less existing development traffic | 282 | 195 |
| Net additional traffic | 158 | 262 |

The total traffic generation of the site across a 24 hour day is likely to result in only a minor 5% increase in traffic volume compared to the existing university use based on indicative traffic data provided by the applicant:

- Existing traffic generated by WSU site: 3,520 vehicle trips
- Proposed development traffic: 3,692 vehicle trips (+172 trips or 5%)

The traffic impact assessment and road design has been reviewed by an independent specialist and by Council's Traffic Services Officer. While the layout and design of the road network is generally supported, some issues have been raised during the assessment that require further consideration and assessment. Council considers that further traffic analyses and design amendments to the proposal can be undertaken prior to public exhibition of the Planning Proposal.

It is noted that the current bus bay along the Bullecourt Avenue frontage of the site is proposed to be removed and converted to public open space. It is intended that the site will continue to be serviced by buses along Bullecourt Ave, and consultation with Transport for NSW on this issue will occur as part of the future stages of the Planning Proposal process.

4.3 Road Carriageway Design

The proposed road network to service the future development on the site includes a hierarchy of three different roads, each with differing road carriageway widths, verges and footpaths. The concept structure plan (Figure 2) shows the proposed road network.

Council's road design requirements are specified in the Bankstown DCP 2015 and adopted Consolidated DCP 2021 in the table below. It is noted that of the three types of roads proposed, the middle tier road referred as the 'minor local road' is not included in Council's DCP.

Table 7: Council DCP requirements for road and laneway design

| Road type | Total road reserve width | Road Carriageway | Verge (incl. Footpath) |
|------------|--------------------------|------------------|------------------------|
| Local road | 18m | 11m | 3.5m each side |
| Laneways | 9m | 6m | 1.5m each side |

The design specifications for each type of road to be provided on the site is summarised in Table 8 below.

Table 8: Proposed road and laneway design specifications

| Road type proposed | Total road reserve width | Road Carriageway | Verge (incl. Footpath) |
|-----------------------------------|--------------------------|------------------|---|
| Local road (was 'Collector road') | 18m | 11m | 3.5m each side (incl. 1.2m wide footpath & 2.5m shared path either side) |
| Minor local road | 17.2m | 10.2m | 3.5m each side |
| Laneway | 8.5m | 6m | 1.25m verge each side (to allow for bin placement for Council collection) |

Council's engineers have assessed the application and advise a reduced road carriageway width of 10.2m, reduced from 11m specified in Council's DCP, is supported by Council on the basis of the following:

- 10.2m is the narrowest width able to be supported to allow cars to travel without requiring to pull-over to allow the car in the opposite direction to pass.
- 10.2m allows for parking on each side of the road (2.1m wide x 2) and a 3m travel lane in each direction.
- The 3m travel lanes will allow two vehicles to pass each other comfortably but remains relatively narrow to encourage slower speeds by drivers.
- Council will not support 'minor' local roads that fail to provide car parking on each side and do not allow comfortable two-way movement of vehicles without one car pulling over.
- A 3m travel lane provides satisfactory widths for Council's waste collection vehicles during bin collection and allows for cars to overtake waste collection vehicles when safe to do so.

4.4 Tree Removal

The ecologist report submitted with the application identifies a variety of requirements in determining vegetation impact on the Cumberland Plain Woodland including offsetting requirements such as purchasing biodiversity credits, securing a stewardship site or payment into a Biodiversity Conservation Trust. To address this information gap, additional analysis by an ecologist is required to determine the retention, mitigation and/or loss offset approach to existing vegetation on the site in response to the proposed development footprint.

In this regard, an updated arboricultural report will be required to be submitted prior to exhibition to reflect the revised structure plan.

The arboricultural report submitted identifies 118 trees as being highly impacted by the proposal and would be classified as 'high priority' for retention. Overall the arboricultural report lists 307 trees that would potentially require removal to facilitate redevelopment of the site. Council will request that the applicant provides further arboricultural assessment to confirm trees able to be retained based on the revised site structure plan before public exhibition.

The Planning Proposal structure plan has been revised since the arborist report was submitted and there is scope for trees to be retained that were previously identified for removal. In particular, the relocation of the central park to the east may result in approximately 18 trees being retained (refer to Figure 3). There are also further opportunities for tree retention within front and rear yards, verge areas, and the land surrounding the existing childcare centre.

Figure 3: Applicant's arborist report tree retention value map



There is also significant scope for new trees to be planted in the southern half of the site which has less than 10 trees identified in the arborist report (refer to Figure 3). New trees could be planted along streets, within the southernmost proposed public park and in private land. Notwithstanding, further opportunities will be explored through the detailed design process to increase the amount of trees to be retained including in private open space areas.

The entire site is mapped as Terrestrial Biodiversity under the draft CBLEP 2021. The abovementioned ecologist work should also clarify the extent of environmentally significant land and recommend any changes required to the Terrestrial Biodiversity Map for the site.

4.5 Affordable Housing Contribution

Consistent with the Council's adopted Affordable Housing Policy, the applicant has agreed in principle to a monetary contribution to Council for provision of affordable housing equivalent to 5% of the total proposed dwellings (equivalent to 22 affordable housing dwellings).

Council has received a Letter of Offer noting that Council and the applicant have not yet agreed on the appropriate amount of the affordable housing contribution and that this needs to be resolved prior to exhibition of the draft Planning Agreement. The letter is provided at Attachment X to the Panel report held at Attachment A.

In response to the applicant's affordable housing offer, Council has sought the further advice of an independent economic specialist to inform Council's further negotiations with the applicant.

4.6 Protection of Cumberland Plain Woodland

The application seeks to introduce the E2 Environmental Conservation Zone into the draft CBLEP 2021 to apply to the Cumberland Plain Woodland located in the north eastern corner of the site, an area of approximately 2.035ha. Cumberland Plain Woodland is classified as a critically endangered ecological community under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 and the State Biodiversity Conservation Act 2016.

The applicant originally proposed an RE2 Private Recreation zoning and later an E3 Environmental Management zoning for the vegetated area in the north eastern corner of the site. Following an assessment by Council, the RE2 and E3 zones were not considered to provide sufficient protection of the critically endangered ecological community.

Council advised the applicant that the E2 Environmental Conservation Zone was appropriate for that part of the site and was consistent with the Department's guidance in Practice Note PN 09-002 to zone land E2 Environmental Conservation where the protection of the environmental significance of the land is the 'primary consideration' and is supported by a study that demonstrates the high environmental status of the land.

Any rehabilitation and public access, information signage and pathways near or on the remnant bushland will be informed by more detailed design and ecological analysis as part of the future DA process. Early feedback from stakeholders included a letter from the Bankstown Bushland Society that strongly supported the proposed E2 zoning of the remnant Cumberland Plain Woodland.

Western Sydney University has expressed its commitment to working with council to ensure conservation outcomes are achieved and that impacts are mitigated under the current biodiversity legislation. However, given the ongoing management requirements associated in maintaining the biodiversity integrity of this area, a financial commitment would also need to be tied to ensure adequate maintenance of this area and that this maintenance is not a cost burden to the community.

4.7 Secondary Dwellings

Any properties with a lot size over 450m² within the subject land could accommodate a secondary dwelling under the provisions of the Affordable Rental Housing SEPP. This State policy overrides Council's planning controls and removes the ability to refuse secondary dwellings should they meet the minimum requirements of the SEPP.

Development of the subject land for secondary dwellings is not consistent with the intent of the proposal. Council will work with the applicant and the Department to develop a mechanism to preclude secondary dwellings on the site in addition to the proposed cap of 430 dwellings.

5. NEXT STEPS



Should Council resolve to endorse the recommendations of this report, the next step is to prepare and submit a Planning Proposal to the Department of Planning, Industry and Environment to seek a Gateway Determination. The Planning Proposal would request amendments to the draft Canterbury Bankstown Local Environmental Plan 2021 and additional studies and analysis to be undertaken prior public exhibition.

It is also proposed to prepare and exhibit DCP Amendments and a draft Planning Agreement concurrently with the Planning Proposal. Following the exhibition of the Planning Proposal and supporting documents, the outcomes would be reported to Council together with a detailed submissions report.

As outlined in this report and in the Local Planning Panel report provided at Attachment A, further information will be required from the applicant before public exhibition can occur. Council will commence the process to request information from the applicant subject to receiving Council's endorsement to proceed with the planning proposal process.

RECOMMENDATION

1. The application to amend the draft Canterbury Bankstown Local Environmental Plan 2021 proceed to Gateway subject to:
 - (a) A Floor Space Ratio (FSR) control being applied to all R1 General Residential zoned land on the site as outlined in this report.
2. Prior to public exhibition, the following additional information is submitted by the applicant:
 - ii. Additional flooding and stormwater related information to confirm:

- a. Consistency with the State-led Flood Prone Land planning changes introduced on 14 July 2021.
 - b. The minimum floor levels of future development required to address 1 in 100 year and Probable Maximum Flood events on the site.
 - c. Details of the types of stormwater treatment measures.
 - d. Calculations of the stormwater detention requirements and to clarify post-development stormwater discharge rates.
 - iii. Further arboricultural assessment to confirm trees able to be retained based on the revised site structure plan. This may inform additional street tree planting and canopy cover in the draft DCP.
 - iv. Further ecological analysis to confirm the extent and location of ecologically significant land on the site and that the draft CBLEP 2021 Terrestrial Biodiversity Map be amended accordingly.
 - v. An updated Remediation Action Plan to include additional testing, preparation of a remediation strategy and a Site Audit Statement that verifies the Remediation Action Plan methodology and data.
 - vi. Further information in relation to how the proposal will respond to the change in levels across the site, as well as the likely approach to any cut and fill, with a view to minimise loss of trees.
3. Council prepare a DCP Amendment to address all relevant planning matters as outlined in this report and that it be exhibited concurrently with the Planning Proposal, subject to the following:
 - (b) Council working with the applicant to reach agreement on the affordable housing monetary contribution and other issues as outlined in this report.
 - (c) Development contributions under s7.11 and s7.12 being payable in addition to any public benefit offer, consistent with Council's Planning Agreement Policy.
 - (d) Undergrounding powerlines along Ashford Avenue being added, subject to any relevant Ausgrid approval.
 - (e) Construction of a footpath and landscaping along the eastern side of Ashford Avenue being added.
 - (f) The applicant considering a contribution toward cycleway connections to Panania Station to promote the use active and public transport for future residents and the broader Milperra community.
 4. The applicant updating the supporting studies prior to exhibition to reflect the amendments to the Planning Proposal.
 5. Subject to the issue of a Gateway Determination, Council exhibit the Planning Proposal, draft site specific DCP and draft Planning Agreement and the matter be reported to Council following the exhibition.
 6. Council seek authority from the Department of Planning, Industry and Environment to exercise its delegation in relation to the plan making functions under Section 3.36(2) of the Environmental Planning and Assessment Act 1979.

ATTACHMENTS

[Click here for attachments](#)

- A. Local Planning Panel Report, 7 July 2021 Attachments A - H
- B. Local Planning Panel Report, 7 July 2021 and Attachments I-X
- C. Local Planning Panel Minutes, 7 July 2021

Planning Matters - 27 July 2021

ITEM 5.2 **Housing Strategy**

AUTHOR **Planning**

PURPOSE AND BACKGROUND

This report has been prepared to inform Council of the Department of Planning, Industry and Environment's (the Department) recent approval of the Canterbury Bankstown Housing Strategy (the Strategy) and to outline the next steps required to implement the Strategy.

ISSUE

The Greater Sydney Commission required all councils in Greater Sydney to prepare housing strategies to ensure the delivery of new homes aligned with State policies such as the Greater Sydney Region Plan and District Plans. All councils were required to forward their housing strategies to the Department for approval and to implement their housing strategies through updates to their local environment plans.

In June 2020, Council adopted its Housing Strategy to establish Council's long-term vision for delivering the NSW Government's housing directions in Canterbury Bankstown. It recognises and responds to evidence about what types of housing will be needed for future populations and where it is best located. It builds on the overarching vision of the Greater Sydney Commission's vision for our area and aligned with Council's Community Strategic Plan and Local Strategic Planning Statement. The Housing Strategy was submitted to the Department for approval on 8 July 2020.

In a letter dated 25 June 2021, the Department approved Council's Housing Strategy subject to conditions (refer to Attachment A). This report outlines next steps in the implementation of the Housing Strategy.

RECOMMENDATION

That the report be noted.

ATTACHMENTS [Click here for attachment](#)

- A. Letter–Department Approval dated 25 June 2021

POLICY IMPACT

At its Ordinary Meeting of 23 June 2020, Council adopted its Housing Strategy and forwarded it to the Department for approval.

The Housing Strategy establishes Council's vision for how new housing growth would be accommodated in Canterbury Bankstown and informs Council's Local Strategic Planning Statement. The vision reads *'Canterbury Bankstown will have housing that meets the needs of its growing and changing population. New housing development will provide a mix of housing types and sizes in a range of price points. Larger developments will provide affordable housing. New housing growth will be targeted to centres that can offer residents a high level of amenity and access to jobs, services and community facilities.'*

The Housing Strategy was prepared in accordance with the Department's *'Local Housing Strategy Guideline'*. The implementation of the Housing Strategy will be staged as follows:

1. Consolidate existing LEPs and implement existing strategies
2. Master plan and prepare planning proposals for Bankstown and Campsie
3. Master plan and prepare planning proposals for Lakemba, Belmore, Canterbury and Belfield
4. Master plan and prepare planning proposals for Punchbowl, Wiley Park, Earlwood, Croydon Park and other centres.

FINANCIAL IMPACT

This matter has no financial implications for Council.

COMMUNITY IMPACT

Whilst the Housing Strategy proposed a seven year periodic review, Council resolved at its Ordinary Meeting of 23 June 2020 to *'undertake an interim review of the performance of the Housing and Affordable Housing Strategies and Council's Development Control Plan within 2.5 years of being in place'*. The intended outcome is to identify continuous improvement opportunities that support community aspirations.

DETAILED INFORMATION

Approval of Council's Housing Strategy

Following Council sending its adopted Housing Strategy to the Department for endorsement on 8 July 2020, the Department confirmed its approval of Council's Housing Strategy in a letter dated 25 June 2021 subject to 14 conditions (refer to Attachment A). Key conditions require certain updates and additional work as follows:

| Key condition requirement | Finalisation date |
|---|-------------------|
| Prepare a more detailed Delivery Plan to include the housing capacity, dwelling yield, location and timeframes associated with each action in the Housing Strategy. | September 2021 |
| Prepare a Status Update in relation to the Sydenham to Bankstown Corridor. | December 2021 |
| Prepare an Affordable Housing Contribution Scheme. | December 2021 |
| The Department did not support the proposed rezoning of land in the former Canterbury Local Government Area from R3 to R2 in its current form. Council is required to undertake community consultation in relation to this matter and to continue to collaborate with the Department to determine a suitable outcome. | April 2022 |
| Complete master plans for the strategic, town, local, village and small village centres. | 2021–2023+ |
| Review the Housing Strategy. | March 2025 |

As an interim measure until the Housing Strategy is reviewed, the Department will require planning proposals to address relevant matters through Gateway Determinations (refer to the Advisory Notes in Attachment A). The matters may require planning proposals to:

- Detail key local and State infrastructure commitments and investment decisions that will support the unlocking of housing supply.
- Increase the supply of housing for seniors and people with a disability.
- Include a structure plan(s) that clearly identifies housing growth areas/precincts.
- Provide a breakdown of how the 6–10 year target will be achieved.

Next Steps

Prior to receiving the Department's letter of approval, Council had commenced the implementation of the Housing Strategy through the master planning of centres. These include:

- Incorporating current land use strategies (i.e. Local Area Plans) in the Consolidated Local Environmental Plan.
- Exhibiting the Draft Bankstown and Campsie Master Plans.
- Preparing background studies to inform the Draft Canterbury, Belfield, Belmore and Lakemba Master Plans.

Council also submitted a planning proposal to the Department in December 2020 to consolidate Council's residential controls, introduce local character areas and rezone areas in the former Canterbury LGA from R3 to R2. Council is awaiting the Department to issue a Gateway Determination.

The next steps in the implementation of the Housing Strategy are:

- Prepare a planning proposal for the new Affordable Housing Contribution Scheme. The aim is to report this matter to Council by December 2021.
- Monitor the supply and delivery of housing in preparation of the interim review of the Housing Strategy, as required by the Council resolution of 23 June 2020. The interim review would also look at any implications arising from State policy changes such as the introduction of the NSW Housing Strategy in March 2021 and the possible introduction of the Design and Place SEPP in late 2021.

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 | 2021-2022 Community Grants & Event Sponsorship Program | 77 |
| 7.2 | Local Roads and Community Infrastructure Program | 81 |
| 7.3 | Draft Plan of Management for Mirambeena Regional Park | 85 |
| 7.4 | Fees and Charges 2021/2022 | 89 |
| 7.5 | Western Suburbs Junior Australian Football Club – Licence Agreement | 93 |
| 7.6 | Cash and Investment Report as at 30 June 2021 | 97 |

Governance and Administration Matters - 27 July 2021

ITEM 7.1 **2021-2022 Community Grants & Event Sponsorship Program**

AUTHOR **Community Services**

PURPOSE AND BACKGROUND

The purpose of this report is to recommend the allocation of \$507,715 funding from Council's Community Grants and Events Sponsorship Program to 91 community programs.

ISSUE

The 2020-2021 Community Grants and Events Sponsorship Program opened on Monday 3 May and closed on Monday, 31 May 2021. The program was widely advertised in the local press, through community networks, social media and on Council's website.

An online Information session was held on Thursday, 13 May, 2021. At the close off time, 112 applications were received seeking a total of \$814,112.

RECOMMENDATION

That Council approve the distribution of the 2021-2022 Community Grants and Event Sponsorship Program as outlined in Attachment A

ATTACHMENTS [Click here for attachment](#)

- A. 2021-2021 Community Grants & Events Sponsorship Program Recommendations Spreadsheet

POLICY IMPACT

The recommendations of this report comply with Council's Community Grants and Events Sponsorship Policy and funding category guidelines.

FINANCIAL IMPACT

Funds for the Community Grants and Events Sponsorship programs are available from within the adopted Operational Budget for 2021–2022.

COMMUNITY IMPACT

Applicants could seek funding within five categories:

- Community
- Arts/Cultural
- Youth
- Sport & Recreation
- Event Sponsorship.

Applications were assessed by Council Officers and a Council's Grants Assessment Working Party. The Working Party which was observed by a Council Probity officer, consisted of the Mayor, Councillors Harika, El-Hayek, Madirazza, Downey, Saleh and Council staff (with declarations made and managed at appropriate times). A summary of the recommended funding amounts is included as 'Attachment A' to this report.

Successful applicants will receive a funding agreement and advice as to how the grants will be provided in accordance with COVID restrictions.

DETAILED INFORMATION

Priorities for the Grants Program were set utilising information from Council's Social Planning Workshops, Sport and Recreation planning sessions and issues raised in the creation of Council's Creative City Strategic Plan.

Over 25 people attended the Information sessions that provided details of how to lodge a completed application using the online application platform.

Successful applicants will be required to sign a Funding Agreement that outlines their requirements for delivering the programs, acknowledging Council's contribution and reporting. COVID restrictions have halted plans for a Grants Presentation Ceremony at this stage.

Governance and Administration Matters - 27 July 2021

ITEM 7.2 Local Roads and Community Infrastructure Program

AUTHOR City Future

PURPOSE AND BACKGROUND

To inform Council of additional funding which will be made available to the City of Canterbury Bankstown under the Federal Government's Local Roads and Community Infrastructure Program (LRCI Program) and consider potential projects to be funded through this mechanism.

ISSUE

As part of the 2021/22 Federal Budget, the Federal Government announced Phase 3 of the LRCI Program. With funding under this additional round to be available from 1 January 2022, it is timely for Council to consider its allocation to suitable infrastructure projects.

RECOMMENDATION That -

1. Council note the progress in delivering projects funded from the Federal Government's Local Roads and Community Infrastructure Program (LRCI Program).
2. Council endorse the listing of proposed projects to be funded from Phase 3 of the LRCI Program as outlined in the report.
3. The General Manager submit the listed projects for consideration and approval by the Federal Government, in accordance with the LRCI Program's requirements.

ATTACHMENTS

Nil

POLICY IMPACT

This report is consistent with the previous LRCI Program funding guidelines however these will be subject to review once this round of guidelines are released. The proposed projects outlined in this report are also consistent with Council's strategies and plans for the City.

FINANCIAL IMPACT

There is no immediate financial impact as a result of this report however funding will be allocated to the respective projects once final approval of projects has been granted by the Federal Government. This will be reflected in the future quarterly reviews.

COMMUNITY IMPACT

The delivery of these projects will provide a range of economic, social and recreational benefits to the community.

DETAILED INFORMATION

Local Roads and Community Infrastructure Program: Phase 1

In response to the COVID-19 pandemic, the Federal Government initiated an economic stimulus program, the Local and Community Infrastructure (LRCI) Program. This program was established to stimulate the local economy through community infrastructure projects.

Under Phase 1 of the program, Council received \$1,679,331 in funding and its allocation to various infrastructure projects was considered at the 25 August 2020 Council meeting. Projects were due for completion by 30 June 2021.

These funds enabled the delivery of a number of infrastructure projects across the city including footpath reconstruction, road resurfacing, playground works and kiosk upgrades at Roselands Leisure & Aquatic Centre. These projects are all completed.

Local Roads and Community Infrastructure Program: Phase 2

A second phase of funding was announced by the Federal Government in December 2020, through which Council was allocated an additional \$11,053,796.

Several conditions were attached to the acceptance of this funding. Namely the requirement that all projects must be completed by the 31st of December 2021 and be in addition to Council's pre COVID-19 Capital Works Program for.

The range of projects proposed to be delivered under this Program were considered at the February 2021 Council meeting. These projects spread across the City and included a range of project types including:

- Roads – road resurfacing, footpaths and shared paths, roundabout and carpark works;
- Open Space - playground upgrades, sports lighting, sportsfield works and various recreation upgrades; and
- Buildings – amenities upgrades.

Nine projects selected for Phase 2 are complete, with the remaining either in planning or delivery.

Local Roads and Community Infrastructure Program: Phase 3

As part of the 2021/22 Federal Budget, the Federal Government announced Phase 3 of the LRCI Program. Subsequent to this, Council was notified that an additional funding allocation of \$3,358,662 would be received. This funding will be available from 1 January 2022, with construction due to be completed by 30 June 2023.

With this longer delivery timeframe, Council is able to consider projects with a broader scope and longer construction timeframes. It is timely for Council to consider its allocation to suitable infrastructure projects to ensure that project planning and design work can commence so that projects are ready for delivery following the receipt of funding early in 2022.

It should be noted that Council is currently awaiting the release of the funding guidelines for this new allocation, however it is anticipated they would be consistent with previous funding rounds. As such, in identifying projects for delivery, several criteria were considered including alignment with Council's strategies and plan for the City.

The following projects are recommended for the funding under Phase 3 of the LRCI Program:

- Canterbury SES – Upgrade works
- Cooks River Wayfinding and Interpretive Signage
- Cup and Saucer Creek Bike Path – Upgrade
- East Hills Park – Playground Upgrade
- Parry Park Clubhouse – Amenities Upgrade
- Thurina Community Centre – Construction (Partial funding)
- Virginius Reserve – Dog Off Leash Park Construction

Upon release of further information by the Federal Government, Council will proceed to submit the Funding Agreement and necessary information about the proposed projects to the Department of Infrastructure, Transport, Regional Development and Communications.

Whilst Council has tentatively reflected the proposed listing of projects as part of this report, they are subject to consideration and final approval by the Federal Government. Any subsequent changes to the listing of projects will accordingly be reflected in the quarterly budget review process.

Governance and Administration Matters - 27 July 2021

ITEM 7.3 Draft Plan of Management for Mirambeena Regional Park

AUTHOR City Future

PURPOSE AND BACKGROUND

The *Crown Lands Management Act 2016* directs that all Crown Land gazetted to Council care and control must be identified within an adopted Plan of Management (PoM) as per the requirements of the *Local Government Act 1993*.

The Generic Plan of Management for Community and Crown Land adopted by Council on 23 March 2021 did not include Mirambeena Regional Reserve as it was considered that a specific PoM was appropriate for this site.

A draft specific PoM has now been prepared that covers all the land in Mirambeena Regional Reserve in accordance with the requirements of the *Local Government Act 1993* and the *Crown Lands Management act 2016* and is required to be placed on exhibition prior to final consideration for adoption by Council.

ISSUE

Mirambeena Regional Reserve consists of six distinct areas (Garrison Point, Lake Gillawarna, Flinders Slopes, Shortland Brush, Lansdowne and Amaroo Reserves) that form a connected regional park system.

The specific PoM has been prepared to comply with the afore-mentioned legislation and to guide management of the land through the adoption of permissible uses and development, management objectives and performance targets.

RECOMMENDATION That -

1. Council endorse the public exhibition of the Draft Plan of Management for Mirambeena Regional Reserve.
2. The draft Plan of Management be exhibited In accordance with the requirements of the Local Government Act 1993.
3. A further report is presented to Council at the conclusion of the public exhibition period.

ATTACHMENTS [Click here for attachment](#)

- A. Draft Plan of Management for Mirambeena Regional Reserve

POLICY IMPACT

This PoM will provide strategic direction for this site and is consistent with Council's requirements under the (*Local Government Act 1993* and the *Crown Lands Management Act 2016*). The plan identifies the permissible uses and development at the site and enables leases, licences and other estates. Adoption of this PoM will supersede the previous Reserves of Lansdowne Plan of Management adopted in 2002, The Georges River Community Open Space Corridor Plan of Management 2001 and removes land within the precinct identified in the Generic Plan of Management for Community and Crown Lands.

FINANCIAL IMPACT

This PoM will not have an immediate financial impact. Any proposed works identified as part of the PoM will be considered through the normal Operational Planning process.

COMMUNITY IMPACT

The PoM fulfils Council's statutory obligations and aims to maximise access to passive and active recreation facilities for local and regional users. The PoM identifies opportunities within Council's capacity to respond to current needs and provide direction for future actions that will cater for growth and increase recreation options.

DETAILED INFORMATION

Background:

Most of Mirambeena Regional Reserve was excluded from Council's recently adopted Generic Plan of Management for Community and Crown Land pending the preparation of a specific Plan of Management (PoM) for the six reserves associated with the site. Lansdowne Reserve was previously included in the Generic PoM to comply with legislation relating to the dedicated BioBank land at the site.

The subject site is on the extreme western boundary of the Local Government Area and is bordered by Prospect Creek and the Georges River on the western side and the suburbs of Georges Hall, Bass Hill and Lansdowne to the east.

The site comprises multiple landowners including Council, Crown, RMS, Sydney Water and various other government agencies. The Crown Land portion of the site is restricted to a small holding adjacent to the Georges River at Garrison Point.

Purpose:

Council's Generic Plan of Management for Community and Crown Land states that some open spaces will require specific Plans of Management to be prepared for reasons such as their substantial size, large number and variety of uses, and community concern about particular sites and potential uses.

This is applicable to Mirambeena Regional Reserve because it has substantial size and significance, multiple owners, and has a large number and variety of uses. There are also substantial on-going capital and maintenance costs to Council and the site contains Endangered Ecological Communities under the *Biodiversity Conservation Act 2016*.

The PoM identifies the categories of Community Land across the study area that in turn direct the permissible uses and development of the site consistent with the management objectives. These permissible uses and development, management objectives and performance targets are displayed in detailed tables within the PoM.

The Plan of Management has been prepared to:

- Fulfil Council's statutory obligations in respect to public land management under the requirements of the *Local Government Act 1993* the *Crown Lands Management Act 2016* and the *Biodiversity Conservation Act 2016*.
- Provide a framework and maximise opportunities for sustainable, long-term management of the land;
- Manage bushland for its ecological, aesthetic, recreational, educational and scientific values;
- Be consistent with Council's existing plans and strategies and provide a basis for assigning priorities in works programming and budgeting;

- Maximise passive and active recreational opportunities;
- Respond to current needs and opportunities as well as providing future direction;
- Inform Council staff and the public regarding the potential leasing and licensing of community land.

Proposed Actions:

Having regard to the above, it is proposed that:

- In accordance with the *Local Government Act 1993*, Council carry out the required public exhibition process of the PoM, being for a period for a minimum 28 days, with a further 14 days to receive submissions.
- In accordance with the community engagement policy, Council commits to undertaking extensive consultation as part of the exhibition process to ensure the community is provided with the opportunity to participate in decision making and strategy development.

Governance and Administration Matters - 27 July 2021

ITEM 7.4 Fees and Charges 2021/2022

AUTHOR Community Services

PURPOSE AND BACKGROUND

On an annual basis, Council's proposed fees and charges structure is placed on public exhibition to give the community and stakeholders the opportunity to provide feedback prior to formal adoption by Council. This year, some fees and charges for the Customer Experience and Recreation Unit were omitted from the Operational Plan for 2021/22 when it went on public Exhibition and there are also fees and charges relating to the Leisure and Aquatic Services Unit that require amendments. This purpose of this report is to outline the abovementioned fees and charges for Council and seeks approval to place them on public exhibition during August 2021.

ISSUE

Following Council's adoption of the Operational Plan and fees and charges for 2021/2022 financial year, it has been identified that some fees and charges relating to the services provided by the Customer Experience and Recreation Unit were omitted from the public exhibition period.

These fees are critical to the hire of Council's recreation and community facilities.

In addition to this, clarification is required on the definition of concession and student entry fees for the Leisure and Aquatic Centres, as well as a review of personal training fees and charges to ensure they provide value for money for the community and are in line with comparable services in the market.

Therefore, this report seeks to present the abovementioned fees and charges with the aim of placing them on public exhibition. Following the exhibition period required under the Local Government Act, a report will be presented to Council outlining and feedback received during the exhibition period and subsequently seeking formal adoption of the fees and charges.

RECOMMENDATION That -

1. Council endorse the public exhibition of the amended Fees and Charges.
2. The amended Fees and Charges be exhibited in accordance with the requirements of the Local Government Act 1993.
3. A further report be presented to Council following the public exhibition period.

ATTACHMENTS

[Click here for attachment](#)

A. Omitted and Amended Fees and Charges

POLICY IMPACT

Council's adoption of the recommendations contained within this report will require amendment to the fees and charges that were adopted at the June 2021 Ordinary meeting.

FINANCIAL IMPACT

There are currently no fees and charges in place for the new synthetic fields that Council owns and operates. This reports seeks to implement fees and charges that are specific to those venues.

There is currently confusion around the concession and student fees at Council's Leisure & Aquatic Centre. This report seeks to clarify that for the community so customers are aware of the fees and charges applicable to their personal circumstances.

The impact of personal training fees being reduced will mean that the service is far more accessible to the wider community.

COMMUNITY IMPACT

The proposed schedule of fees and charges for the synthetic fields will provide clarity for the community as to what the cost of accessing the facilities is and will also define the difference between Jensen Park's fees and charges and those associated with Council's other synthetic fields.

The proposed changes to the Leisure & Aquatic Services fees and charges will provide clarity for the community in relation to 'student' and 'concession' fees and also aims to make personal training more accessible to all members of the community.

DETAILED INFORMATION

With the ever-increasing population and the growth in usage of Council's facilities across the Local Government Area, it is imperative that there are fees and charges that cater for the community and hirers. Following the redevelopment and renovation of Rudd Park with a synthetic field new fees are required to reflect an all-weather community facility. These fees differ from Jensen Park synthetic field due to greater community access as the facility is not enclosed.

With further developments such as a new synthetic field at Padstow Park, these new fees are essential. There are also some new fees associated with the management of cricket nets which will assist in Council's ongoing management and bookings of the highly utilised facilities.

In relation to the Leisure & Aquatic Services fees and charges, the clarification on the definition of 'concession' and 'student' prices is integral to avoiding confusion for the community as to what fees and charges are applicable based on an individual customer's circumstances. Currently there is confusion as to whether tertiary students sit under adult, concession or child pricing. There is also a lack of clarity around who is eligible for concession pricing.

The proposed definition for concession fees and charges is: *any member of the community who holds a valid Seniors, Veterans or Government issued health or pension card*. It is also proposed that any member of the community with a valid tertiary education card will be required to pay the 'child/student' entry prices and are not eligible for the 'concession' pricing.

In addition to that, the fees and charges that are currently in place for personal training services that Council offers at its Leisure and Aquatic Centres are not currently aligned with similar services in the market. This renders the service inaccessible for a large amount of the community due to affordability. The proposed fees and charges for this service are in line with similar services provided by competitors and are designed to be more affordable for the community of Canterbury Bankstown.

Governance and Administration Matters - 27 July 2021

ITEM 7.5 **Western Suburbs Junior Australian Football Club – Licence Agreement**

AUTHOR **Community Services**

PURPOSE AND BACKGROUND

The Western Suburbs Junior Australian Football Club (WSJAFLC) has requested to enter into a new Licence agreement for use of the clubroom and storeroom located within W H Wagener Oval amenities building in Ashbury for conducting activities relating to the management of the Junior AFL Club. At the Ordinary Meeting on 25 August 2020, Council endorsed this request subject to the outcome of the public exhibition process.

ISSUE

The public exhibition process for this proposed licence agreement commenced February 2021 and concluded on 12 March 2021. This report presents feedback received from this public exhibition process.

Council received 1 submission for the proposed licence agreement with the WSJAFLC. The comments referenced the WSJAFLC's long term tenancy at the facility and AFLNSW's significant financial contribution towards the new amenities building to the value of \$250K.

The proposed licence agreement is for the clubroom and does not cover the use of shared spaces within the facility such as the toilets and change rooms. These are available to each hirer of the facility and therefore the licence agreement will not impact on the use of the facility by the community and other user groups.

Given there were no objections received through the public exhibition process, this report recommends that Council proceed with entering into the licence agreement with the WSJAFLC.

RECOMMENDATION That -

1. Council enter into a five year licence agreement and a five year option, with the Western Suburbs Junior Australian Football Club for the Clubroom and storeroom located within W H Wagener Oval amenities building in Ashbury.
2. The Mayor and General Manager be authorised to sign and (where necessary) affix the common seal of Council to any documentation to give effect to the above action as required.

ATTACHMENTS

[Click here for attachment](#)

- A. Report on the Exhibition of the Proposed Licence Agreement for Wagener Oval, Ashbury

POLICY IMPACT

The sporting clubhouse will be used for activities relating to the operation of the sporting club for the provision of sporting activities. The site is classified as Community Land and categorised as a “**sportsground**”, therefore granting a lease, licence or other estate for the current proposal would be consistent with the core objectives outlined in the *Local Government Act 1993*.

The proposed licence was required to be placed on public exhibition in accordance with Section 47A (2) (a) of the Local Government Act 1993.

FINANCIAL IMPACT

The proposed licence agreement will have an annual rental amount of \$1200 as per the current Community Facilities Policy (CFP). As this policy is currently under review the intent is to have a clause in the Licence agreement that stipulates that if the rental amount and/or maintenance responsibilities for this facility changes with the updated CFP adopted by Council, then these will change to be in line with the provisions of the updated policy.

COMMUNITY IMPACT

The WSMJAFL have been a long-term tenant of this facility and the Licence Agreement will provide security and tenure for the future use of the sporting clubhouse clubroom. The Licence Agreement does not cover the use of shared spaces within the facility, such as the toilets and change rooms.

These are community assets and are available to each hirer of the facility therefore the Licence Agreement will have minimal, if not any, impact to the community and other user groups.

DETAILED INFORMATION

The WSJAFL Club are a long-term hirer of WH Wagener Oval in Ashbury and have been a long-term tenant within the amenities building, specifically the sporting clubhouse. They are an AFL club under the AFL NSW banner. They have been competing in the junior Australian Football League junior competition since 1961. The Club currently play their home games and undertake training at Wagener Oval.

Under Council's current Community Facilities Policy (former Bankstown Council), which was adopted in 2009, the proposed use of the clubroom by the WSJAFLC meets the principles that apply to the use and management of Council's community facilities under the Policy.

The proposal for Council to enter into a Licence Agreement with the WSJAFLC will allow Council flexibility to cater to diverse, changing and competing community needs. A Licence agreement better facilitates capacity utilisation, more efficient management, and a more shared use of a facility than a Lease Agreement.

Under the provisions of the policy, a maximum term of five years will be offered however an option of an additional five years will be considered if the club can demonstrate a minimum of \$40K capital investment in the facility prior to, or at the time of, the time of the Licence being offered. The recent construction of a brand new amenities block at this facility was partially funded by AFL NSW to the value of \$250K.

Therefore, the WSJAFL are eligible for a five year Licence Agreement with a five year option.

Governance and Administration Matters - 27 July 2021

ITEM 7.6 **Cash and Investment Report as at 30 June 2021**

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 2021.

RECOMMENDATION That -

1. The Cash and Investment Report as at 30 June 2021 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

ATTACHMENTS [Click here for attachment](#)

- A. Imperium Markets Monthly Investment Report June 21

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

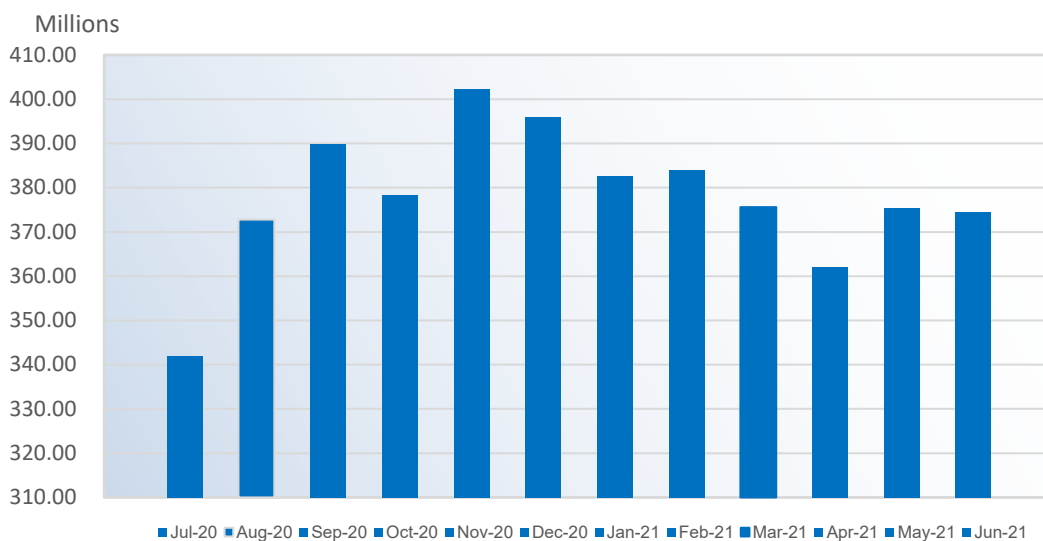
Cash and Investment Summary – as at 30 June 2021

In total, Council’s Cash and Investments holdings as at 30 June 2021 is as follows:

| | |
|-----------------------------------|--------------------|
| Cash and Investments | \$ |
| Cash at Bank | 2,047,430 |
| Deposits at Call | 62,433,041 |
| Term Deposits | 250,611,000 |
| Floating Rate Notes | 45,334,839 |
| Bonds | 14,000,000 |
| Total Cash and Investments | 374,426,310 |

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 2020 to June 2021.

Cash and Investment Rolling Monthly Balance 2020-2021



A summary of Council’s investment interest income earned for the period to 30 June 2021 is as follows:

| Interest Income | June 2021 \$ | Year-to-date June 2021 \$ |
|------------------------|-----------------|---------------------------------|
| Budget | 522,715 | 6,272,583 |
| Actual Interest | 448,369 | 5,733,225 |
| Variance | (74,346) | (539,358) |
| Variance (%) | (14.22) | (8.60) |

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 | 17.3 | 100 |
| Working Capital Funds (0-3 months) | 6.6 | 100 |
| Short Term (3-12 months) | 17.1 | 100 |
| Short – Medium (1-2 years) | 18.0 | 70 |
| Medium (2-5 years) | 40.3 | 50 |
| Long Term (5-10 years) | 0.7 | 5 |
| Total Cash and Investments | 100% | |

| Portfolio Allocation | |
|-----------------------------------|------------------------------|
| | Actual % of Portfolio |
| Cash at Bank | 0.5 |
| Deposits at Call | 16.7 |
| Term Deposits | 66.9 |
| Floating Rate Notes | 12.2 |
| Bonds | 3.7 |
| Total Cash and Investments | 100% |

8 SERVICE AND OPERATIONAL MATTERS

The following items are submitted for consideration -

8.1 Greater Cities Sports and Facility Fund 103

Service and Operational Matters - 27 July 2021

ITEM 8.1 **Greater Cities Sports and Facility Fund**

AUTHOR **City Future**

PURPOSE AND BACKGROUND

The Greater Cities Sports Facility Fund (GCSFF) is expected to open shortly and provides Council an opportunity to apply for funding for sporting infrastructure related projects. Specifically, the objectives of the Fund are to increase the number and type of sporting facilities; improve the standard of existing sporting facilities; and increase participation in sport.

It is envisaged that Round 2 of the GCSFF will open shortly. As part of the application process, it is a requirement that projects with a total cost greater than \$1 million demonstrate evidence of a 25% financial co-contribution of the grant amount requested. Given the timeframe for applications, and the Council meeting schedule in the short term, it is appropriate that Council resolves its commitment to lodge an application and commit necessary funds if successful.

ISSUE

To update Council on the intention to apply for funding under the Greater Cities Sports Facility Fund to enable the implementation of the Bankstown District Cricket Club's precinct plan for Memorial Oval and confirm Council's funding commitment as part of the conditions of the grant.

RECOMMENDATION That -

1. Council proceed with submitting a joint application with Bankstown District Cricket Club under the Greater Cities Sports Facility Fund for upgrades at Memorial Oval.
2. If successful in receiving funding under the Greater Cities Sports Facility Fund, Council allocate the appropriate asset replacement funds as a co-contribution to this project, as outlined in this report.

ATTACHMENTS

Nil

POLICY IMPACT

This report is consistent with the requirements of the GCSFF guidelines as developed by the NSW Government and the Office of Sport. The proposed application will enable the implementation of upgrades at Memorial Oval to cater for increased usage and enhanced facilities.

FINANCIAL IMPACT

If successful, a maximum of \$1 million in grant funding will be provided to Council through the GCSFF for upgrades at Memorial Oval.

Bankstown District Cricket Club will provide the majority of the contribution with more than \$1.5 Million already identified for the project.

Council has already been identified future works in its forward works program which can be brought forward. An allocation of \$500,000 will be funded from a mix of s7.11, asset reserve and in-kind contribution (operational budget). This will be made available through Council's quarterly budget process.

COMMUNITY IMPACT

The proposed upgrades at Memorial Oval will deliver social and economic benefits to the community. The project will result in the delivery of new and improved infrastructure for the community and will support equal access to facilities and enhance participation.

DETAILED INFORMATION

The Greater Cities Sports Facility Fund (GCSFF) was established by the NSW Government to create spaces and places that enable communities to participate in sport at all levels.

The grant application process requires the completion of a detailed Project Plan, incorporating a detailed overview of the project, scope and budget along with confirmation of all funding sources. As part of the application process, it is a requirement that projects with a total cost greater than \$1 million demonstrate evidence of a 25% financial co-contribution of the grant amount requested. Letters of support from user groups and state sporting bodies, along with evidence to support the need for the upgrades/works is also required.

Due to these requirements, only projects that are fully documented and have financial support can be considered in order to meet the delivery deadline. Having considered the possible projects it is proposed that Council submit an application for improvements to Memorial Oval.

As Councillors are aware, Council has limited funding for new initiatives to support grants funds such as this. As a result, it relies on other forms of income to match funding. Bankstown District Cricket Club have already secured over \$1.5 million dollars to contribute to the project. Council can provide a small contribution from its asset reserve as works have already been identified in the forward works program.

Council already has significant documentation which identifies the priorities and proposed works in the precinct. Bankstown District Cricket Club, in consultation with Council, has developed a precinct plan that proposes a series of upgrades at Memorial Oval. This information will allow the detailed project plan and scope to be submitted as part of the grant application process.

The works would include the refurbishment of the Waugh Pavilion to include new purpose-built inclusive change rooms; new kiosk facilities and ticket booth. This is consistent with the aim of the GCSFF to improve the standard of existing sporting facilities and support broader community benefits such as Blind Cricket NSW and the longest continuously running women's cricket clubs in Sydney. Cricket is also experiencing a steady growth in female participation and the key to maintaining this growth is to ensure equitable access to appropriate facilities and amenities. It also considers innovative ideas such as connections with local park infrastructure.

The proposal is also consistent with Council's vision to enhance existing open space in the Bankstown CBD, as outlined in Connective City 2036 and more recently the draft Bankstown City Centre Masterplan.

Next Steps

Should Council endorse the project, work will commence, in partnership with Bankstown District Cricket Club, on preparing the required documentation as part of GCSFF application process.

9 COMMITTEE REPORTS

The following items are submitted for consideration -

- | | | |
|-----|---|-----|
| 9.1 | Minutes of the Audit Risk and Improvement Committee meeting held 16 June 2021 | 109 |
| 9.2 | Minutes of the Traffic Committee Meeting held on 13 July 2021 | 111 |

Committee Reports - 27 July 2021

ITEM 9.1 **Minutes of the Audit Risk and Improvement Committee meeting held 16 June 2021**

AUTHOR **Corporate**

PURPOSE AND BACKGROUND

In accordance with the Local Government Guidelines for Internal Audit, issued under section 23A of the Local Government Act (1993), Canterbury Bankstown Council has an established Audit Risk and Improvement Committee.

The purpose of this report is to consider the minutes of the meeting of the Audit Risk and Improvement Committee (ARIC) held on 16 June 2021.

Reports to the Committee included updates from External Audit, Enterprise Risk Management and Internal Audit.

ISSUE

To consider the recommendations of the Audit Risk and Improvement Committee (ARIC).

RECOMMENDATION

That the recommendations contained within the minutes of the Audit Risk and Improvement Committee meeting held on 16 June 2021, be adopted.

ATTACHMENTS [Click here for attachment](#)

- A. Minutes of the Audit Risk and Improvement Committee meeting held on 16 June 2021

POLICY IMPACT

The reporting of the Minutes of the Committees meetings to Council complies with the requirements of the Internal Audit Guidelines (for Local Government) and the approved Audit Risk and Improvement Committee Charter.

FINANCIAL IMPACT

There are no financial impacts arising from the recommendations of the Committee.

COMMUNITY IMPACT

Council maintains an independent Audit Risk and Improvement Committee in accordance with the local government guidelines.

Committee Reports - 27 July 2021

ITEM 9.2 **Minutes of the Traffic Committee Meeting held on 13 July 2021**

AUTHOR **City Assets**

PURPOSE AND BACKGROUND

Attached are the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 13 July 2021.

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

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

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 13 July 2021, be adopted.

ATTACHMENTS [Click here for attachment](#)

- A. Minutes of the Traffic Committee Meeting held on 13 July 2021

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 | 115 |
| 10.2 | Funding the Arts | 117 |
| 10.3 | Protecting our Wildlife | 119 |
| 10.4 | One Year Anniversary - Beirut Blast | 121 |
| 10.5 | Intersection of Thomas & Prince Streets Picnic Point | 123 |
| 10.6 | Road Safety | 125 |
| 10.7 | De-amalgamation Business Proposal | 127 |
| 10.8 | Local Government Elections | 131 |
| 10.9 | Women of CBCity Award | 133 |
| 10.10 | Cultural Competence | 135 |
| 10.11 | Horsley Road | 137 |

Notice of Motions & Questions With Notice - 27 July 2021

ITEM 10.1 **Notice of Motions**

AUTHOR **Office of the General Manager**

ISSUE

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

RECOMMENDATION

That the information be noted.

ATTACHMENTS [Click here for attachment](#)

A. Notice of Motions Status Update Table

Notice of Motions & Questions With Notice - 27 July 2021

ITEM 10.2 Funding the Arts

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

“That Council write to the Minister for the Arts requesting funding to help Council continue to deliver future arts programs that celebrate multilingualism and the diversity of our local communities.”

BACKGROUND

You may not be aware but our Bankstown Arts Centre (BAC) has been partnering with Writing NSW over the past five years and has now run two iterations of the Boundless Festival (2017 and 2019) <https://boundlessfestival.org.au/>

This, free Festival runs for one day and showcases Indigenous and Culturally Diverse Writers, both local, wider Western Sydney and beyond, with a range of panel discussions and workshops, readings and books on sale attracting around 1000 people.

The Boundless Festival won the FBI Arts award for the Festival’s innovative programming in 2019 and is now coordinating the next lot of writers in residence in partnership with Sydney Review of Books, which gets published online (increasing engagement/audiences) and working with Writing NSW to run the next Boundless Festival on 31 Oct 2021.

With funding help from the NSW Government, Council would be able to provide a broader programs that enables our local authors, creative writers, poets, artists and our community to start a discussion on the value of reading and writing and generating creative ideas and debates, further putting Canterbury Bankstown on the map as a creative hub for reading and writing.

Therefore, I propose that Council write to the Minister for the Arts to request funding to help Council continue to deliver future arts programs.

GENERAL MANAGER’S COMMENT

There are no costs implications arising from the proposed motion, as written.

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ITEM 10.3 Protecting our Wildlife

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

“That Council investigate the most appropriate method of providing information to cat owners of their responsibility to ensure that their pets not be allowed to roam at night to prevent attacks to our native wildlife.”

BACKGROUND

Cat owners need to be reminded of their responsibility to ensure that their pets not be allowed to roam at night to prevent attacks to our native wildlife, especially if they reside near bushland areas or any of our beautiful reserves.

Australia’s federal parliament released a report on “Project Noah” that confirmed that cats were the primary drivers of mammal extinctions in the country. Feral cats are not the only problem: The parliamentary report also found that Australia’s almost 3.8 million pet cats kill up to 390 million animals every year.

To help protect our Native Fauna encourage we can

- Remind owners to make sure their pets wear a bell to warn of their presence.
- Sign post areas of the need to control cats in these areas.

GENERAL MANAGER’S COMMENT

Council can utilise its existing communications channels to create awareness, educate and inform residents of the dangers that domestic pets pose to our native wildlife.

There are no cost implications arising from the draft motion, as written.

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ITEM 10.4 One Year Anniversary - Beirut Blast

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

“That Council; Commemorate the one-year anniversary of the Beirut blast with a remembrance tribute on our social media channels.”

BACKGROUND

August 4 2020, is a day that I vividly remember, as do many of our community members.

Just one year ago, there was a catastrophic blast in Beirut. Within the space of a few minutes, it killed over 200 people, injured 7,000 people and destroyed the homes of 300,000 people.

The response from our community last year was simply moving. From fundraising initiatives, donations of essential supplies, attending prayer services and individuals donating money, from a few dollars to thousands of dollars - including the generous individual that forked out \$93,000 from their own pocket and paid for three Emirates flights.

As a Council, we also responded. We planted two cedar trees that serve as a permanent memorial to those who have lost their lives, loved ones or their home.

With Canterbury-Bankstown home to one of the highest Australian-Lebanese communities in Australia, the one-year anniversary will be an important day. So, let us remember, and pay tribute to the people of Lebanon that continue to be impacted today.

GENERAL MANAGER’S COMMENT

There is no cost implication arising from the proposed motion as written.

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ITEM 10.5 Intersection of Thomas & Prince Streets Picnic Point

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

“That Council investigate the current traffic safety provisions present at the intersection of Thomas and Prince Streets Picnic Point.

In order to conclude if these measures are sufficient enough to help considerably reduce the risk of future traffic incidents that result in serious injury or death.”

BACKGROUND

Members of the public have brought to my attention the accident record, speeding vehicles and near collision misses that have occurred at this intersection.

I understand that there are both Stop Signs & Pedestrian refuge islands in place, however considering that there are still safety concerns within the local community, and those that believe a roundabout is a better safety option, I believe a review by Council is appropriate.

GENERAL MANAGER’S COMMENT

Traffic officers will add the location to its works program and report the matter at its conclusion to the Local Traffic Committee.

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ITEM 10.6 Road Safety

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

“That Council writes to the Minister for Transport and Roads, seeking his commitment to reinstate advanced warning signs and high visibility vehicle markings immediately.”

BACKGROUND

Since the NSW Government introduced secret mobile speed cameras and removed the advance warning signs, there has been a massive 1,599% increase to low-range speeding fines.

Before the change, the average number of monthly fines issued was 1,634. Since the change that number has exploded, with 27,760 fines issues in March this year. This is all before the NSW Government’s plan on tripling the time the secret mobile cameras are deployed on NSW roads. This means the number of "under 10km" fines could skyrocket to more than 83,000 a month.

At the same time, it appears that the impact on the road toll has been negligible which only reinforces that this has never been about road safety; it is exclusively a ploy for revenue raising. Removing signs doesn't change behaviour of people doing the wrong thing. Our roads are not any safer, it has just made our families and tradies poorer.

GENERAL MANAGER’S COMMENT

Council prepared a submission to the Joint Standing Committee on Road Safety’s Inquiry into Mobile Speed Camera Enforcement Programs in NSW, in which it focused on the impact on disadvantaged and vulnerable communities and the funding of road safety in NSW.

There is no date by which the Committee must report to Parliament, or advice on whether there will be public hearings.

There are no cost implications arising from the draft motion, as written.

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ITEM 10.7 De-amalgamation Business Proposal

I, Councillor Linda Downey hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:

That Council obtain external advice analysing the relevant considerations for Council to consider the merits of de-amalgamating (or not) Canterbury Bankstown Council to re-constitute the former Canterbury and Bankstown council's. Councillors are to be briefed on the outcome of the analysis.

BACKGROUND

Whilst I am privileged to have represented the newly merged Canterbury Bankstown Council, particularly in its inaugural term, it would be remiss of me not to again remind our Community of the negligence and lack of public accountability demonstrated by this NSW Government in its decision to have forcibly merged the former Canterbury and Bankstown Councils.

Amidst the smokes and mirrors, and promises of a grand utopia, this Government have dismally failed our community at every level, though particularly by:

- Inadequately supporting Council in its formative years – an example being the gross mismanagement of the Government's Stronger Community Fund;
- The lack of and/or delivery of second rate public infrastructure – particularly the lack of funding for educational facilities, a sub-standard upgrade to our rail system and setting extraordinary population and housing targets for our local government area – with little to no supporting infrastructure; and
- Failure to recognise our financial and asset management concerns, whilst continuing to shift Government services and costs onto our Ratepayers.

As Councillors will recall, the Governments mantra and vision around establishing councils with the appropriate "Scale and Capacity" was quickly dismissed, leaving piecemeal councils like Burwood, Strathfield and Canada-Bay to co-exist next to significantly larger councils, such as ours. Interestingly, when combined, their population equates to around half of that of Canterbury Bankstown Council – clearly a defilement in public administration.

Given our size and population, Councillors are strained to effectively represent their constituents, and at times poorly reflects on our ability to satisfy our community's expectations.

Notwithstanding the above, and buried amidst a number of changes to the Local Government Act, the Government recently introduced legislation providing newly merged councils the ability to prepare and submit to the Minister, a business case proposal to de-amalgamate and reconstitute their former areas.

Despite the change, councils are yet to see the relevant guidelines and/or requirements as to what councils are required to furnish in a proposal. That said, I suspect councils will be waiting for some time to see any information pertaining to this.

Nevertheless, and given the sentiments of certain groups throughout our community, I propose that Council commission a report, to inform Council in its public interest considerations in this important issue.

I would suggest that the report provides a high level review of:

- The indicative impacts and/or merits of de-merging;
- Identify both the operational advantages and disadvantages of reconstituting the former Council's – importantly including the likely impact on our staff; and
- The likely social and financial cost of doing so.

I suggest that Council request that the General Manager determine an appropriate scope of works and undertake the analysis and provide a briefing for Councillors information.

GENERAL MANAGER'S COMMENT

Notwithstanding that councils are yet to receive the relevant guidelines and/or requirements to completing a relevant business case, Council would be able to prepare a relevant report which provides a high level analysis/guide of the likely impacts if Council was to de-merge.

Naturally, and subject to Council's decision, the report could certainly be updated to capture any further requirements outlined by the Minister/ Office of Local Government, if Council were to wish to further pursue the matter.

As a minimum, and to ensure that the matter is appropriately canvassed, I would expect that the report would need to:

- Assess and comment on Council's financial sustainability, including the savings/benefits that have been realised as a result of the merger;

- Assess the indicative impacts (both real and perceived) if Council were to de-merge. This would include an assessment of the financial performance, asset management obligations and the broader social & operational impacts in re-establishing the former entities – including impact on staff; and
- Identify the potential areas of cost savings and/or increased annual operational cost, including what an estimate of the likely “Implementation Fund” would be required to transition back to two separate entities – including Governance/Councillor Structure, Management Structure and allocation of back office costs.

As a guide, I would envisage that the likely costs of a review of this nature would be in the order of \$50K. This is an appropriate investment in ensuring that Council receives quality independent advice on such a critical matter to our community. If Council were to proceed, then the required funding adjustment would be reflected in the next quarterly budget review process.

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ITEM 10.8 Local Government Elections

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

“That Council immediately writes to the Minister for Local Government requesting a postponement of the Local Government Election in September 2021 in the Greater Sydney, or at least the Canterbury Bankstown City LGA and defer them for up to 6 months to allow our residents to get through the current COVID crisis. I ask that Council also write to the Minister for Health and the Chief Medical Officer making our concerns clear and asking for their assistance to bring about a safe and sensible outcome for our community.”

BACKGROUND

We are all experiencing the challenges of COVID as we are being forced into lockdown. We are having to stop doing not only the things we want to do, but also the things we must do. And one of those things we are meant to do is to vote in the upcoming Local Government election.

Firstly, I certainly don't want to increase the public health risks to my community posed by COVID-19 through the election process. However, it is not just the health of my community I am concerned about. It is the principle of 'free and fair' local government elections, which is also potentially under a cloud. If restrictions continue one must question how the community will be able to understand and select a candidate that truly represents their issues and concerns. Campaigning is also a vital part of democracy and a key way for the community to engage with the possible future elected leaders. While the lockdown may have a short period of pain for our community, the possibility of an unfair election has several years of flow on impact.

This is not new. The Government only needs to look at the situation not more than 12 months ago when it deferred the election and ask - what has changed? Very little.

I acknowledge that the NSW Government have made it easier to register for iVote and postal voting to assist to provide "Covid Safe" alternatives to turning up to a polling booth but what the NSW Government continues to fail to understand is the disadvantage this presents to many groups in our community, especially our Culturally and Linguistically Diverse communities and of course the socio- economically disadvantaged members of our community. These might seem silly to some, but these are real concerns which the NSW Government should know. Just take getting the message of how to vote out there, this

Government tells us community leaders and religious institutions is how their Covid message should be getting out..... when the places of public worship and community gathering places are closed. There is no message out there for sections of our community and they are still strapped for a way to achieve this, how can people work out how to iVote. Also, while it may seem odd to some there are many kids trying to home school without access to technology, this is real. How do you iVote when you lack the skill and resource to do it.... This is simply not democracy.

I couldn't believe my eyes when I read that the NSW Government are having the Electoral Commission spend money on more polling places, bigger polling places and more people to clean the cardboard ballot boxes..... Firstly, do our residents realise that they pay every cent of the election? How dare this Government spend our ratepayers money without even consulting. We are already up for over \$2M... and secondly what is a Covid Safe election right now? Our community don't feel safe and they feel confused. This madness needs to stop.

The simplest and fairest way to ensure the best outcome for our community is to defer the election until next year. If all of the Government predictions and promises come true, we will have the vaccine rolled out and the city opened up again. While based on current experience I am yet to be convinced the Government can deliver on its promises, postponing Council elections for up to 6 months is a sensible and practical decision, for communities, candidates and councils.

GENERAL MANAGER'S COMMENT

There are no cost implications arising from the draft motion, as written.

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ITEM 10.9 Women of CBCity Award

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

“That Council develop an Inaugural 2022 Women of CBC Award, and that the categories, criteria and suitable award prize be developed to celebrate and recognise the achievements and contribution of local women in our City.”

BACKGROUND

I have long been an advocate for supporting all of the hard-working women in our community and ensuring we are treated equally and fairly. While we have come a long way, there is still a large gap that we must bring together. Unfortunately, many girls and women experience inequality, violence, discrimination, and harassment every day. COVID has highlighted this, with many women suffering the biggest financial impact as they are employed in the services sector or in a casual role.

But many women are out there making a difference.

Council has a unique opportunity to not only lend its voice to this, but to celebrate and recognise those achievements of women who are standing up proudly and leading the way. This could be to celebrate the outstanding contribution that women in our City make to their local club or community group. It could be the girl who is active in their street or neighbourhood, those that have advanced their business or someone that has championed gender equity and human rights.

We are proud of Canterbury Bankstown's cultural diversity and we should be equally proud of our women. There is a great opportunity to mark this event by creating an annual 2022 Women of CBC Awards in order to recognise and acknowledge those contributing significantly in the community. This could be held in association with International Women's Day and NSW Women's Week which is held in March each year.

I hope that this will shine a light on all women in our community and raise the profile of women locally and nationally.

GENERAL MANAGER'S COMMENT

If council supports the motion it can be added to the operation plan at the next quarterly review. Development of the program will incur no costs and Council can consider the financial impact when finalised.

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ITEM 10.10 Cultural Competence

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

“That Council write to both the NSW and Federal Health Ministers on the need for greater cultural competence and the need for improved communication with the community leaders and the NGO sector to ensure the effective roll out of the COVID vaccine in our community.”

BACKGROUND

Every day I speak to people in the community about the devastating impact COVID is having on them and their families. But one message that is consistent is that they are confused. Confused with what the Government is saying. Confused over what they can and can't do. Confused over why the most vulnerable communities are being targeted. If there was no confusion, why did over 400 people attend the recent online forum Council facilitated?

The recent response to this outbreak is having a devastating impact on our community. The government has repeatedly said this is not about the people but the virus. Then why was the first thing they did was to bring in the police and horses. It has been abundantly clear that they have done little to engage and listen to our community.

While we may get through this immediate crisis, what this has shown us is that more needs to be done if we are to effectively roll out of the vaccine in our community. This is not just about translating more English brochures into different languages. It is not more advertisements on mainstream media. And it is not just about talking AT different cultural groups. What we need to see is greater cultural competence shown by the Government leaders that is based on trust, respect, education and improved communication all levels. And this all starts with firstly LISTENING to our community.

GENERAL MANAGER'S COMMENT

There are no costs implications arising from the proposed motion, as written.

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ITEM 10.11 Horsley Road

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

“That, given the recent crash history and fatality, Council investigates the eligibility of Horsley Road, for its length through Revesby and Panania, and regardless of eligibility for funding under the Blackspot Program prepare a submission to the Program.”

BACKGROUND

The Horsley Road has a well-documented crash history and on many occasions, I have had residents contact me, sharing stories of near misses, speeding and their overall concerns with the danger of the road.

Earlier this year, in March, a young man was killed on Horsley Road. The impact of this was felt throughout the community, from his immediate family, to the emergency services that responded, to those residents who witnessed the crash.

There is clearly an issue with speeding along the Horsley Road and we need structural measures to address it. Accordingly, I seek Council submit, irrespective of eligibility requirements, an application to the Blackspot Program to address this blackspot.

GENERAL MANAGER’S COMMENT

There are no cost implications arising from the draft motion, as written.

11 CONFIDENTIAL SESSION

11.1 T36-21 Design and Construction of a Mid-Scale Solar Farm

11.2 SSROC PEERS 3 Tender (SSROC T2021-12) for supply of Electricity and Renewable Energy

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 T36-21 Design and Construction of a Mid-Scale Solar Farm

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 SSROC PEERS 3 Tender (SSROC T2021-12) for supply of Electricity and Renewable Energy

This report is considered to be confidential in accordance with Section 10A(2)(d)(iii) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, reveal a trade secret.