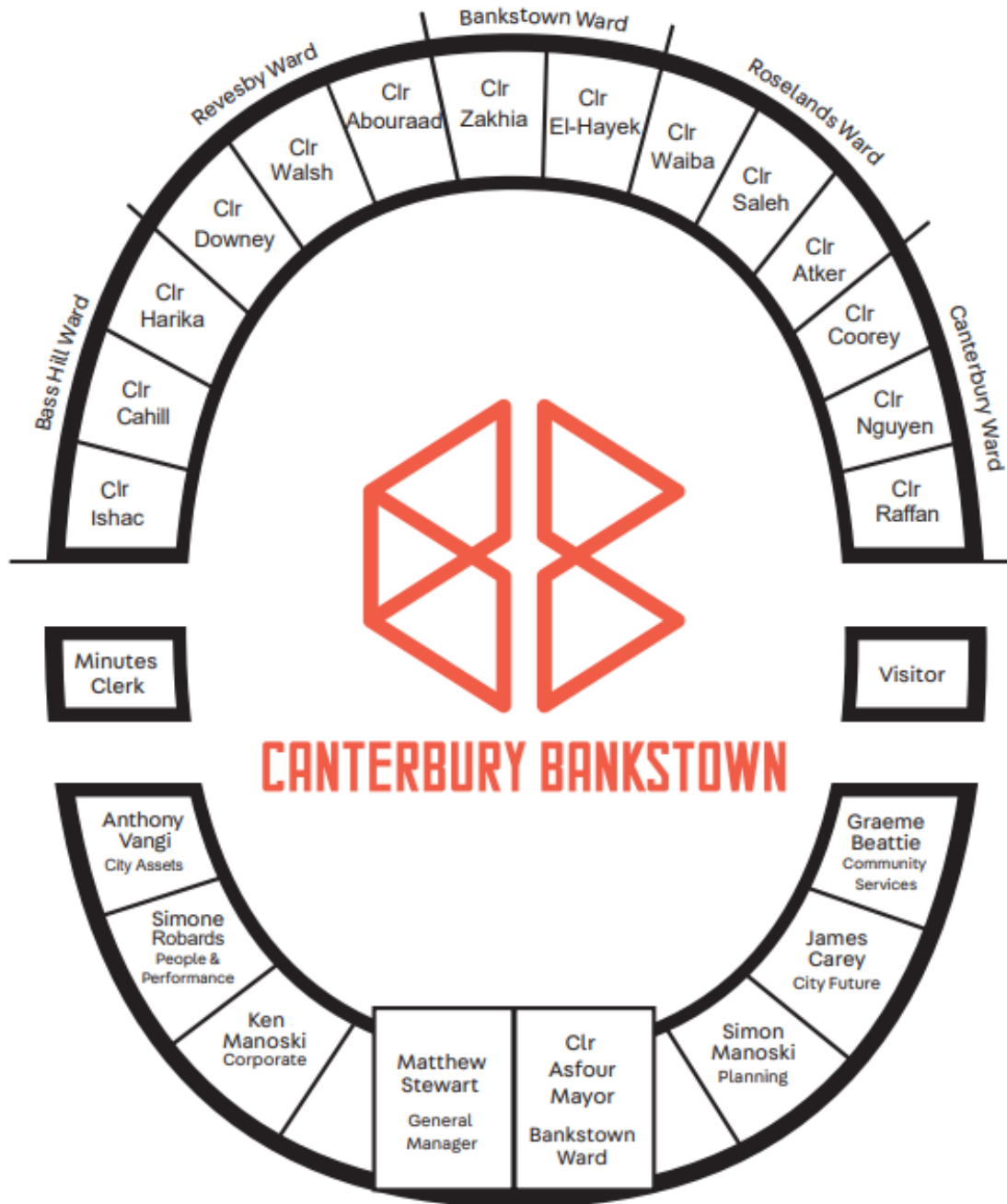




AGENDA FOR THE ORDINARY MEETING

23 June 2022

Gallery



Statement of Ethical Obligations

Oath or Affirmation of Office

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

Conflicts of Interest

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

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1 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The following minutes are submitted for confirmation -

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CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 24 MAY 2022

PRESENT: Mayor, Councillor Asfour
Councillors Coorey, Waiba, El-Hayek, Ishac, Cahill, Walsh, Zakhia, Saleh,
Downey, Harika, Akter

PRESENT BY AUDIO
VISUAL LINK: Councillors Raffan, Nguyen

APOLOGIES: Councillor Abouraad

HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.30PM.

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.

COUNCILLORS ATTENDING REMOTELY

(94)

CLR.COOREY:/CLR. CAHILL

RESOLVED that permission be granted to Councillors Raffan and Nguyen to attend the meeting remotely by zoom.

- CARRIED

SECTION 1: CONFIRMATION OF MINUTES

(95)

CLR. DOWNEY:/CLR. WAIBA

RESOLVED that the minutes of the Ordinary Council Meeting held on 26 April 2022 be adopted.

- CARRIED

SECTION 2: LEAVE OF ABSENCE

(96)

CLR. DOWNEY:/CLR. ISHAC

RESOLVED that Leave of Absence be granted to Clr Charbel Abouraad due to work commitments.

- CARRIED

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

During the Public Forum and in respect of Item 5.3 – Campsie Town Centre Master Plan and Planning Proposal, Clr Raffan declared a significant, Non Pecuniary Conflict of Interest given her principal place of residence falls within the area that is the subject of the Campsie Master Plan and Planning Proposal and as such she will vacate the Chamber taking no part in debate.

During the Public Forum and in respect of Item 5.3 – Campsie Town Centre Master Plan and Planning Proposal, Clr Saleh declared a significant, Non Pecuniary Conflict of Interest given that he previously considered the Campsie Master Plan and Planning Proposal on 9-10 September 2021 as a member of the Canterbury Bankstown Local Planning Panel and as such he will vacate the Chamber taking no part in debate.

SECTION 4: MAYORAL MINUTES

ITEM 4.1 STUDIOVENTURE
(97) CLR. ASFOUR

RESOLVED that Council support and promote the *Studioventure* and shift its focus towards growing CBBAS online and away from the shopfront.

- CARRIED

ITEM 4.2 CITIZENSHIP FUNDING
(98) CLR. ASFOUR

RESOLVED that Council write to the new Federal Immigration Minister, when appointed, to reimburse Council for holding a special Citizenship Ceremony on 13 May 2022, and/or pledge their commitment to set aside a yearly grant for Council to hold future Citizenship Ceremonies.

- CARRIED

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ITEM 4.3 RAMADAN LAKEMBA WRAP-UP

CLR COOREY TEMPORARILY VACATED THE CHAMBER AT 6.42PM AND RETURNED TO THE MEETING AT 6.44PM.

(99) CLR. ASFOUR

RESOLVED that Council

1. Conducts an external review of Ramadan Lakemba examining everything from risk, management and funding opportunities and share the findings with State Government/Destination NSW.
2. Makes a formal request to State Government/Destination NSW to partner with us in order to make this event a safe and sustainable one which can be supported in the future.

- CARRIED

ITEM 4.4 LOCAL COMMUNITY BASED DONATIONS

(100) CLR. ASFOUR

RESOLVED that

1. Council support the fee waiver of \$370 for the Australian Korean Association of Sydney & NSW Inc.
2. Council support a donation of \$2500 to the Canterbury Bulldogs to support the hire of a Marveloo.
3. Council support the donation of 20 recycling bins to Little Wings for its recycling return and earn campaign.
4. These funds be made available from the Community Grants and Event Sponsorship Program Budget.

- CARRIED

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SECTION 5: PLANNING MATTERS

ITEM 5.1 **REPORT ON COUNCIL'S PERFORMANCE IN THE ASSESSMENT OF DEVELOPMENT APPLICATIONS FOR THE THIRD QUARTER OF THE 2021/22 FINANCIAL YEAR, CLAUSE 4.6 VARIATIONS APPROVED FOR THE THIRD QUARTER OF THE 2021/22 FINANCIAL YEAR AND PLANNING RELATED LEGAL APPEALS**

(101) **CLR. ISHAC:/CLR. ZAKHIA**
RESOLVED that the report be noted.

- CARRIED

ITEM 5.2 **EXHIBITION OF PLANNING PROPOSAL: 165-185 HUME HIGHWAY, GREENACRE**

(102) **CLR. COOREY:/CLR. DOWNEY**

RESOLVED that Council adopt the

1. Planning Proposal as shown in Attachment A and that it be sent to the NSW Department of Planning and Environment for finalisation.
2. Site-specific DCP amendment as shown in Attachment B and that it comes into effect on the date the LEP amendment is published on the NSW Legislation Website.
3. Planning Agreement as shown in Attachment C and authorise the General Manager to, if necessary, make relevant administrative changes that would not alter its intent, and execute the Agreement.

- CARRIED

For:- Ctrs Asfour, Akter, Cahill, Coorey, Downey, Ishac, Nguyen, Raffan and Walsh

Against:- Ctrs El-Hayek, Harika, Waiba, Saleh and Zakhia

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ITEM 5.3

CAMPSIE TOWN CENTRE MASTER PLAN AND PLANNING PROPOSAL

In respect of Item 5.3 – Campsie Town Centre Master Plan and Planning Proposal, Clr Raffan declared a significant, Non Pecuniary Conflict of Interest given her principal place of residence falls within the area that is the subject of the Campsie Master Plan and Planning Proposal and as such she will vacate the Chamber taking no part in debate.

In respect of Item 5.3 – Campsie Town Centre Master Plan and Planning Proposal, Clr Saleh declared a significant, Non Pecuniary Conflict of Interest given that he previously considered the Campsie Master Plan and Planning Proposal on 9-10 September 2021 as a member of the Canterbury Bankstown Local Planning Panel and as such he will vacate the Chamber taking no part in debate.

CLRS RAFFAN AND SALEH TEMPORARILY VACATED THE CHAMBER AT 6.56PM.

(103)

CLR. DOWNEY:/CLR. WALSH

RESOLVED that

1. Council adopt the Campsie Town Centre Master Plan.
2. Council prepare and submit a Planning Proposal to amend the Canterbury Bankstown Local Environmental Plan in accordance with the Campsie Town Centre Master Plan.
3. Council exhibit the Planning Proposal, subject to a Gateway Determination and associated conditions.
4. Council prepare and exhibit a Development Control Plan to support the Master Plan, to be exhibited concurrently with the Planning Proposal.
5. Council does not proceed with the following applicant initiated Planning Proposals in accordance with section 3.35(4) of the Environmental Planning and Assessment Act 1979, for the reasons outlined in this report, and includes the sites into the Campsie Town Centre Planning Proposal:
 - a. RZ-4/2019 applying to 2-10 Harold Street, Campsie
 - b. RZ-/2018 applying to 21-23 Claremont Street and 76-90 Evaline Street, Campsie
 - c. ECM T-29-180 applying to 25 Anglo Road, Campsie (Campsie RSL)
6. A further report to be provided to Council outlining submissions received during the formal exhibition period of the Planning Proposal.
7. Council officers commence communicating adoption of the Campsie Town Centre Master Plan to State agencies and engage with agencies to advocate

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for and work collaboratively on the realisation of the Campsie Town Centre Plan and State Government investment in its local infrastructure.

8. Council write to the Minister for Infrastructure, Cities and Active Transport requesting the Greater Cities Commission co-chair an Infrastructure working group which includes Canterbury Bankstown Council with the aim to define State Infrastructure required to support the Campsie Master Plan including when it will be delivered and funded.

- CARRIED

For:- Clrs Asfour, Akter, Cahill, El-Hayek, Ishac, Nguyen, Walsh and Zakhia

Against:- Clrs Coorey, Harika, Downey and Waiba

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

SECTION 6: POLICY MATTERS

Nil

SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS

CLRS RAFFAN AND SALEH RETURNED TO THE MEETING AT 7.08PM.

ITEM 7.1 DISCLOSURE OF INTEREST RETURNS

(104) CLR. ISHAC:/CLR. EL-HAYEK

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

- CARRIED

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ITEM 7.2 **DRAFT DISABILITY INCLUSION ACTION PLAN 2022-2026**
(105) **CLR. EL-HAYEK:/CLR. WALSH**

RESOLVED that Council endorse the draft Disability Action Plan to be placed on Public Exhibition.

- CARRIED

ITEM 7.3 **CODE OF MEETING PRACTICE - AMENDMENT TO 2022 SCHEDULE OF MEETINGS**
(106) **CLR. ZAKHIA:/CLR. ISHAC**

RESOLVED that

1. The 2022 Schedule of Council Meetings be amended – whereby the June 2022 Ordinary Meeting of Council be rescheduled from Tuesday, 28 June 2022 to Thursday, 23 June 2022.
2. Council agrees to the temporary administrative changes, as outlined in the report.

- CARRIED

ITEM 7.4 **LEBANESE FILM FESTIVAL PARTNERSHIP PROPOSAL**
(107) **CLR. EL-HAYEK:/CLR. ZAKHIA**

RESOLVED that Council endorse sponsorship of Platinum Partner level and support of the Lebanese Film Festival in 2022.

- CARRIED

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ITEM 7.5 **CASH AND INVESTMENT REPORT AS AT 30 APRIL 2022**
(108) **CLR. NGUYEN:/CLR. CAHILL**

RESOLVED that

1. The Cash and Investment Report as at 30 April 2022 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

- CARRIED

SECTION 8: SERVICE AND OPERATIONAL MATTERS

ITEM 8.1 **WESTINVEST PROGRAM - UPDATE**
(109) **CLR. EL-HAYEK:/CLR. ISHAC**

RESOLVED that the projects listed in Tables 1, 2 and 3 of this report be adopted and incorporated into applications for the Local Traffic Program (under the Local Government Allocation), and for Creating a Play City and Creating a Walking City Programs (under the Competitive Round).

- CARRIED

SECTION 9: COMMITTEE REPORTS

ITEM 9.1 **MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 10 MAY 2022**
(110) **CLR. HARIKA:/CLR. SALEH**

RESOLVED that the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 10 May 2022, be adopted.

- CARRIED

SECTION 10: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

ITEM 10.1 **NOTICE OF MOTIONS**
(111) **CLR. DOWNEY:/CLR. EL-HAYEK**

RESOLVED that the information be noted.

- CARRIED

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ITEM 10.2

SUNDAY CONSTRUCTION

(112)

CLR. RAFFAN:/CLR. HARIKA

RESOLVED that Council writes to the NSW Minister for Planning, Anthony Roberts, strongly opposing any moves which will allow construction works on Sundays.

- CARRIED

ITEM 10.3

PROTECTING OUR PENSIONERS

(113)

CLR. EL-HAYEK:/CLR. DOWNEY

RESOLVED that Council writes to the NSW Local Government Minister, Wendy Tuckerman, to immediately increase the \$250 rates rebate offered to pensioners under the *Local Government Act* by the annual Consumer Price Index of 5.1 per cent.

Further, we call on her to annually index the rebate and to stop cost shifting pensioner welfare measures onto Local Government, and to fully reimburse Councils for their mandatory share of the rebate.

- CARRIED

ITEM 10.4

MULTI DWELLING HOUSING IN THE FORMER CANTERBURY LOCAL GOVERNMENT AREA

(114)

CLR. COOREY:/CLR. NGUYEN

RESOLVED that Council writes to the Department of Planning and Environment to expedite the issuing of a Gateway Determination for the proposed changes to its multi dwelling housing controls.

- CARRIED

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ITEM 10.5

DE-MERGE

MOTION

CLR. COOREY:/CLR. SALEH

That Council

1. Use the opportunity presented by the amendments to the Local Government Act to investigate de amalgamation of Canterbury Bankstown Council and to prepare a report for the Council Meeting in July 2022. Council's case should include:
 - a. Councils current financial position;
 - b. Council's future financial position;
 - c. A community consultation plan and budget for Council's further consideration (including but not limited to establishing/understanding communities of interest and cohesion);
 - d. Thorough cost benefit analysis on demerger by a reputable independent source that has the capacity to assess complex economic social and environmental issues;
 - e. The ongoing costs and benefits for each council for a demerger to take place;
2. Pursuant to section 14 of the Local Government Act 1993 (NSW)
 - a. Council take a poll of electors on the question of whether the Canterbury Bankstown local government area should be de amalgamated so as to restore the former Local Government area of the City of Canterbury Council and the City of Bankstown Council
 - b. Council hold the poll on the day of the 2023 NSW State Election being Saturday 25 March 2023 after consulting with the NSW Electoral Commission and if this is not achievable then the poll to be held at the next Council election to be held in September 2024 or such later date or other day as may be subsequently be proclaimed.

AMENDMENT

CLR. SALEH:/CLR. CAHILL

That

1. Council awaits and considers the independent review regarding de-amalgamation – as resolved by Council at its Ordinary Meeting on 27 July 2021.
2. The report include a costed community engagement plan and poll details, inclusive of sources of funding, for Council's consideration.

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3. Council receives a report on the matter at its July 2022 Ordinary Meeting.
4. In light of the report, Council establish its position and engage with our community and ask them if they support de-amalgamation to restore former Canterbury and Bankstown Councils.

THE AMENDMENT WAS CARRIED AND BECAME THE MOTION.

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

(115)

CLR. SALEH:/CLR. CAHILL

RESOLVED that

1. Council awaits and considers the independent review regarding de-amalgamation – as resolved by Council at its Ordinary Meeting on 27 July 2021.
2. The report include a costed community engagement plan and poll details, inclusive of sources of funding, for Council's consideration.
3. Council receives a report on the matter at its July 2022 Ordinary Meeting.
4. In light of the report, Council establish its position and engage with our community and ask them if they support de-amalgamation to restore former Canterbury and Bankstown Councils.

- CARRIED

CLR COOREY REQUESTED THAT HER NAME BE RECORDED AS VOTING AGAINST THIS RESOLUTION.

SECTION 11:

CONFIDENTIAL SESSION

(116)

CLR. DOWNEY:/CLR. ZAKHIA

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

Item 11.1 Proposed acquisition of property in Milperra

This report is considered to be confidential in accordance with Section 10A(2)(d)(ii) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that

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would, if disclosed, confer a commercial advantage on a competitor of the council.

Item 11.2 Recycling contract

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

- CARRIED

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 8.03PM AND
REVERTED BACK TO OPEN COUNCIL AT 8.11PM.**

ITEM 11.1
(117)

PROPOSED ACQUISITION OF PROPERTY IN MILPERRA
CLR. ZAKHIA:/CLR. DOWNEY

RESOLVED that the proposed approach regarding the matter, as outlined in the report, be approved.

- CARRIED

ITEM 11.2
(118)

RECYCLING CONTRACT
CLR. DOWNEY:/CLR. CAHILL

RESOLVED that

1. In accordance with Section 55(3)(i) of the Local Government Act 1993, Council agree to the extension of the contract due to the lack of providers currently in the market to carry out the service.
2. The General Manager be authorised to finalise the matter, as required.

- CARRIED

THE MEETING CLOSED AT 8.12PM

Minutes confirmed 28 JUNE 2022

.....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	Infrastructure Contributions	27
4.2	Footway Dining	29
4.3	Local Community Based Donations	31
4.4	John Mountford	32A

Mayoral Minutes - 23 June 2022

ITEM 4.1 Infrastructure Contributions

Councillors, the lights are just on... the noise is deafening... and there is nobody listening...

What I'm referring to is the failure by the NSW Treasurer Matt Kean, and Planning Minister Anthony Roberts, to listen to local Councils and abandon their plans for proposed changes to the infrastructure contribution system.

As I have previously told you... the draft Bill proposes to introduce a regional infrastructure contribution which the State Government could apply in our LGA.

In other words, it is nothing more than a cash grab by the Government that would apply and be charged in addition to our local levies... and it will give the Government the power to spend the money they collect from us, anywhere across the State.

On top of that the NSW Government want to restrict us from spending contributions collected locally on new pools, community facilities and other essential infrastructure.

Councillors, to put it simply... our Council will lose hundreds of millions of dollars if this proposed plan is not ditched... that's hundreds of millions of dollars needed to fund new local infrastructure like pools, community centres, parks, libraries and roads...

You may recall I wrote to the Chair of the NSW upper House Inquiry into Infrastructure Contributions outlining our concerns, along with joining other Councils in voicing similar concerns to the Planning Minister.

Those pleas have fallen on deaf ears... and there is still a cloud of uncertainty hanging over this issue... No clarity and no concessions.

Tonight, I propose to write to the NSW Minister for Planning, Anthony Roberts, seeking an urgent meeting to highlight our City's concerns and to seek clarification so we can plan for our City, and local communities with some certainty.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 23 June 2022

ITEM 4.2 Footway Dining

Councillors,

It will come as no surprise to tell you that small businesses are still doing it tough and are still recovering from the hit they took during the COVID pandemic.

And to add to their woes, the very clear message from the Reserve Bank is the economy is in for a rough ride.

Soaring inflation... electricity prices through the roof... and interest rates rising by the month ... just some of the contributing factors leading to negative consumer sentiment... which means decreased spending at the cash registers...

Those on tight budgets think twice about spending on takeaway meals or having that early Sunday morning cup of coffee at the local café.

Councillors, we are doing our bit to support our businesses as they are the drivers of the local economy... employing thousands of locals and attracting visitors to our many culturally diverse cafes and restaurants.

In fact, in the last two weeks I met with the NSW 24-hour Economy Commissioner, Michael Rodrigues, to explore opportunities which will assist some of our businesses to trade longer. Some of the initiatives discussed included NSW Govt support and promotion, extended liquor licences, cutting red tape and rail and bus timetable changes.

We have also seen the record numbers of people which turned out for Ramadan Nights Lakemba and the Campsie Festival... and we have Bankstown bites just around the corner. Events we actively promote to support businesses in our City.

Councillors, but we can do more. As you may be aware we made a decision to waive the footway dining fees until the end of June 2022 to attract more people to our City and open up to more Alfresco dining.

So tonight, I propose that Council once again waives the 2022/23 "Outdoor Dining Fee" acknowledging the operational cost implication in the order of \$200,000.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 23 June 2022

ITEM 4.3 Local Community Based Donations

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

Padstow Community Care Winter Appeal 2022

Many households across our community are facing a difficult Winter. With rising costs of living, unexpected job losses, family breakdowns and significant health issues, many people are struggling just to stay afloat. They are desperately trying to make ends meet in the face of growing financial and emotional hurdles, as well as the many other issues Winter can bring.

Padstow Community Care is committed to supporting the most vulnerable people in our communities. Every winter, we help hundreds of families and individuals with everyday essential needs. We are there when people need help the most.

Council support a donation of \$1000 to support Padstow Community Care Winter Appeal.

Lebanese Australian Friendship Association

The Lebanese Australian Friendship Association is a not for profit organisation who are working for the community and for the City of Canterbury Bankstown. They are trying to shed the light on how beautiful and harmonious this city is and how multiculturalism makes it a rich and unique city.

The Lebanese Australian Friendship Association hosted a Multicultural Festival in Griffith Park Bankstown on 5 June 2022 and are seeking a park hire fee waiver of \$1158.

Kookies N Kream Dance Crew

Kookies N Kream Dance Crew is a Hip-Hop Dance Team based in Sydney, which many of our local youth attend. In May 2022, the group of young, multinational and passionate 'dancers/athletes', won first place at the Australian Hip-Hop Dance Championship, and have proudly qualified to become an official Australian representative in a dance competition called World Hip-Hop International Championship.

This worldwide event is set to take place in the United States this August 2022 where the best 5 dance teams (of each division) of each country compete against each other for only one goal - becoming Gold Medallists.

Council support a donation of \$500 to support the fundraising of Kookies N Kream Dance Crew trip to travel to the Hip-Hop International Championships in Arizona USA.

East Hills Charity Car Show

The East Hills Charity Car Show is an annual community-based event held at Kelso Park which attracts car lovers from all over NSW. It is a great family day out with the goal of the event to support a different charity each year. The event is being held on the 19 June this year.

The event beneficiary for 2022 is "Crohn's & Colitis Australia".

The East Hills Charity Car Show is a registered incorporated organisation and not for profit with 98% of what is raised each year going directly to the event beneficiary.

Council support a park hire fee waiver of \$570 and a donation of \$380 for Works in Kind (electrical services) towards this event.

Australian Federation of Qadisha Maronite Region Limited (AFQMR)

The Australian Federation of Qadisha Maronite Region Limited is a not for profit organisation. One of their current projects is the sending of essential items via containers from Australia to Lebanon. The good people of Lebanon including those of the Qadisha region currently urgently needs our support.

Council support a donation of \$500 to support the sending of a container of essential items to Lebanon to assist the people in need in the Qadisha region.

RECOMMENDATION

1. Council support a donation of \$1000 to support the Padstow Community Care Winter Appeal 2022.
2. Council support the fee waiver of \$1158 for The Lebanese Australian Friendship Association.
3. Council support a donation of \$500 to Kookies N Kream Dance Crew towards their fundraising to travel to the Hip-Hop International Championships in Arizona USA.
4. Council support a fee waiver of \$570 and \$380 Works in Kind donation to The East Hills Charity Car Show.
5. Council support a donation of \$500 to the Australian Federation of Qadisha Maronite Region Limited (AFQMR).
6. These funds be made available from the Community Grants and Event Sponsorship Program Budget.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 23 Jun 2022

ITEM 4.4

John Mountford

Councillors,

Some sad news to report tonight with the passing of a true local and a dedicated public servant and a Federal and Local Government representative.

John Graham Mountford, born in Sydney on the 21st of November 1933, passed away last week to little fanfare... symbolic of the life he led.

Mr Mountford was educated at Queens University at Belfast and was a diligent public servant and manager who had a passion for serving the community.

He was a member of the Australian Labor Party and was elected as the Mayor of the former Canterbury Council in 1976 through to 1980... Coincidentally, he was Mayor during the Council's Centenary year in 1979.

And in fact, led a delegation to England and was famously photographed alongside the Lord Mayor of Canterbury, Robin Carver, in their Mayoral garb and chains.

His local profile saw him contest the Federal Seat of Banks in 1980, a seat he would hold until 1990 before retiring... and along the way successfully going to the polls on four occasions.

His dry wit and political nous were evident during a Banks FEC meeting when one delegate asked him who he had voted for during the leadership showdown between Bob Hawke and Bill Hayden... he turned... smiled... and simply said: "I voted for BH".

Mr Mountford spent his latter years on the south Coast, at Kiama, and was still politically active, taking on the Local Council over rate increases...

He is survived by his wife Val, and was a loving father to four children Paul, Patricia, Catherine and Sheldon. He will also be missed by his six grandchildren.

We thank Mr Mountford for dedicating his life to service of our community and our City, Rest in Peace.

(Now if we can be upstanding for a minute's silence)

5 PLANNING MATTERS

The following items are submitted for consideration -

5.1	Canterbury Bankstown Local Infrastructure Contributions Plan 2022	35
5.2	Planning Proposal for WSU Milperra Site at 2 and 2A Bullecourt Avenue, Milperra (RZ-3/2020)	43
5.3	Exhibition of Planning Proposal - 30 Trevenar Street, Ashbury	53
5.4	Draft Housekeeping Amendments to the Community Participation Plan	61

ITEM 5.1 **Canterbury Bankstown Local Infrastructure Contributions Plan 2022**

AUTHOR **Planning**

PURPOSE AND BACKGROUND

This report summarises the exhibition of the draft Canterbury Bankstown Local Infrastructure Contributions Plan 2022 (the draft Plan).

ISSUE

At its Ordinary Meeting of 26 April 2022, Council resolved to exhibit the draft Plan which proposes to consolidate the three current contributions plans into a single, simpler, consistent and contemporary policy for levying contributions on new development.

The draft Plan was publicly exhibited between 2 May and 3 June 2022, in accordance with legislative and community participation plan requirements. In addition to 273 unique reviews on Council's website, four submissions were made in response to the exhibition. Issues raised in the submissions did not require amendment of the draft Plan.

Following a review, it is proposed to make certain minor amendments to the draft Plan, which do not require re-exhibition. The amendments include a sunset clause for applications already lodged but not yet determined, minor amendments to the works schedule description and associated map, minor typographical corrections and graphics enhancements.

It is recommended that Council adopt the draft Plan as provided in Attachment A. The draft Plan would take effect and current contributions plans would be repealed – on the commencement date to be identified on Council's website.

RECOMMENDATION That -

1. Council adopt the Canterbury Bankstown Local Infrastructure Contributions Plan 2022 as provided in Attachment A.
2. The Canterbury Bankstown Local Infrastructure Contributions Plan 2022 takes effect on the date published on Council's website.
3. The Canterbury Bankstown Local Infrastructure Contributions Plan 2022 repeals the Canterbury Development Contributions Plan 2013, Canterbury Town Centre and Riverfront Precinct Development Contributions Plan 2011 and Bankstown Development Contributions Plan 2019 on the date published on Council's website in accordance with the Environmental Planning and Assessment Regulation 2021.

4. In finalising the Canterbury Bankstown Local Infrastructure Contributions Plan 2022, the General Manager be given authority to make formatting and other minor changes to the Plan, provided these do not change its intent or policy position.

ATTACHMENTS

[Click here for attachments](#)

- A. Canterbury Bankstown Local Infrastructure Contributions Plan 2022
- B. Council Report–Ordinary Meeting of 26 April 2022

POLICY IMPACT

The Council report provided at Attachment B outlines the draft Plan's content and explanation of its provisions. The draft Plan is consistent with Action E6.12.140 of *Connective City 2036* which requires the preparation of a new development contributions plan.

Should Council adopt the draft Plan, it would repeal the following current contributions plans:

- Canterbury Development Contributions Plan 2013
- Canterbury Town Centre and Riverfront Precinct Development Contributions Plan 2011,
- Bankstown Development Contributions Plan 2019.

FINANCIAL IMPACT

The draft Plan outlines approximately \$935 million of infrastructure improvement works in Canterbury Bankstown to occur over the next 15 years, of which \$656 million will be fully funded under the plan from local infrastructure contributions paid by new developments. Council will be required to achieve supplementary funding of approximately \$279 million over 15 years for capital work commitments listed in the draft Plan. Other sources of funding include:

- accumulated unspent development contributions from current or former plans,
- grants (such as through WestInvest),
- general revenue, or
- loans.

Under NSW legislation, contributions may only fund infrastructure and services associated with the increased population or new development. If the infrastructure or facilities serve the existing population, Council will need to co-fund this work with alternative funding sources such as those described above.

COMMUNITY IMPACT

The draft Plan will fund additional or improved local infrastructure to meet the needs of our growing resident, worker, visitor and business community over the next 15 years and beyond. Infrastructure funded by the draft Plan includes:

- open space and recreation facilities
- community and cultural facilities
- access and public domain facilities.

The infrastructure funded through the draft Plan will have a positive impact on the range and quality of facilities available to our existing and incoming communities and permit Council to adequately support and manage growth.

DETAILED INFORMATION

Public exhibition

In accordance with the Community Participation Plan and clause 213 of the Environmental Planning and Assessment Regulation 2021, the draft Plan was exhibited from 2 May to 3 June 2022. The exhibition of the draft Plan involved:

- displaying the draft Plan and supporting documents on Council's website,
- placing a public notice in the local newspaper advising the community of the exhibition,
- notifying relevant stakeholders of the exhibition, including local chambers of commerce, neighbouring councils, development and planning industry peak bodies and government agencies,
- placing the exhibition material at Council's Customer Service Centres and Bankstown, Campsie and Riverwood libraries,

Submissions

In addition to 273 unique reviews of the draft Plan on Council's website, Council received four submissions in response to the exhibition of the draft Plan:

Submission	Issues raised in submission	Comment
1	This submission supports the draft Plan.	Noted
2	This submission requests an amendment to exempt social and affordable housing development from the draft Plan, as is proposed for other forms of infrastructure.	No amendment required. Reason: The draft Plan exempts affordable housing carried out by or on behalf of a registered social housing provider, subject to satisfying certain criteria.
3 (Inner West Council)	This submission raises no issues with the draft Plan and would support any collaborative asset planning initiatives as it relates to the provision of regional level services for catchment areas that border the Inner West LGA. This submission also invites Council to review the draft Inner West Local Infrastructure Contributions Plan 2022.	Noted
4 (TfNSW)	This submission indicates TfNSW is reviewing the traffic assessment undertaken for the Campsie Master Plan Planning Proposal and the Bankstown Centro Shopping Centre Planning Proposal. These traffic studies are critical in identifying any additional road	No amendment required. Reason: Council undertook a thorough process of place and transport planning for the Bankstown City Centre – Complete Streets, which sets the direction for road and transport infrastructure works, has informed the Master Plan and

Submission	Issues raised in submission	Comment
	<p>upgrade works, including any intersection improvements in the area.</p> <p>This submission requests that Council not endorse the proposed road and intersection upgrade works as identified in Appendix B of the draft Plan until TfNSW reviews the outcomes of the studies mentioned above. This may lead to the identification of additional infrastructure improvement works to address the forecast population growth to 2036.</p>	<p>Contributions Plan. TfNSW provided written feedback to Complete Streets and did not raise these issues at that time.</p> <p>Council has now adopted the master plans for the Campsie and Bankstown city centres which were subject to extensive engagement processes. Traffic works identified in the draft Plan reflect infrastructure needs identified by Council for the growth envisaged in the centres. As the contributions plans funds only local, not State roads at intersections, the draft Plan does not limit any State agency road funding or transport planning initiatives. If future transport planning for the City suggests the need for different local transport infrastructure, the draft Plan can be reviewed and amended to respond.</p>

Proposed amendments to the draft Plan

Following a review, it is proposed to make certain minor amendments to the draft Plan which do not require re-exhibition. The amendments include:

Amendment 1: Include a sunset clause for applications lodged prior to the draft Plan taking effect but not yet determined

The draft Plan proposes to apply to development applications and complying development certificate applications lodged on or after the date that the draft Plan comes into effect.

Advice received during the exhibition indicates the draft Plan should also apply to applications already lodged but not yet determined. This would enable the current plans to be repealed on the date that the draft Plan comes into effect and avoid the administrative difficulties arising from the continued application of the current plans in tandem with the draft Plan.

However, this change would impact a number of undetermined applications (comprising secondary dwellings, multi-unit, mixed use or boarding house developments), that would be subject to the increased contribution rates applying under the draft Plan.

An alternative and procedurally fairer option to address this issue would be to introduce a sunset clause for applications already lodged but not yet determined at the time the draft plan commences. The result would provide a transition period until 1 January 2023 where both the current plans and the draft Plan would be operating, allowing time for development applications already submitted to Council to be finalised (subject to assessment and individual merits).

The current plans would be repealed once this transition period is over.

Action: In considering the above matter, it is proposed to introduce a sunset clause (for development applications and complying development certificate applications lodged but not yet determined at the time the draft plan commences), to apply existing contributions plans to these applications until 31 December 2022.

Amendment 2: Amend the works schedule map to ensure accurate identification of items

A council officers' review identified the need to amend the location of certain public domain infrastructure works. The required amendments are:

Mapping Amendment	Reason for amendment
<ul style="list-style-type: none">include an icon identifying item AP20 (\$3m for a bridge at Bayview Avenue, Earlwood)	This icon was missing from the map
<ul style="list-style-type: none">make a typographical correction by showing item CS44 as OS44 (new open space at Chester Hill).	The mapping icon contained a typographic error and required correcting
<ul style="list-style-type: none">replace the "Note" on the map which identifies the location of infrastructure works with the following revised note: <i>"items AP4, AP7, AP11, AP12, AP14-17, AP24-29, OS24, OS66, OS70, OS88A-92, OS109 and OS110 – the locations for these items are yet to be confirmed and are not shown on this map. Please refer to the Infrastructure Schedule for further details".</i>	Some capital works items (such as public domain improvements in Bankstown, Campsie and local centres) will be located within defined but large areas with multiple potential locations. Mapping these facilities precisely is not always possible and this situation is recognised in the map note. The map note has been amended to add several public domain and open space facilities to this list of unmapped items.
<ul style="list-style-type: none">Item OS9, 30 Raymond Street, Bankstown (value: \$160,000), was identified for acquisition and embellishment but is	The map needs to be amended to delete this item as the site is now occupied by an apartment building and cannot be acquired.

Action: Amend the "Infrastructure Schedule Map" as per the changes listed above.

Amendment 3: Minor typographical corrections

A number of minor administrative and typographic errors have been rectified. These do not alter the intent of the Plan or corrected items.

Action: Corrections are identified in the amended draft Plan provided at Attachment A to this report.

Next steps

Should Council adopt the draft Plan, the next steps would be to:

- Publish the date that the draft Plan is to come into effect on Council's website.

- Publish the date that the draft Plan is to repeal the current plans on Council's website in accordance with the Environmental Planning and Assessment Regulation 2021. (Note: Sunset clause provisions in the draft plan will apply until 31 December to development applications and complying development certificate applications lodged but not determined before the draft plan takes effect).
- Place a copy of the adopted plan on the NSW Planning Portal.

ITEM 5.2 **Planning Proposal for WSU Milperra Site at 2 and 2A
Bullecourt Avenue, Milperra (RZ-3/2020)**

AUTHOR **Planning**

PURPOSE AND BACKGROUND

The purpose of this report is to update Council on the recent granting of a Gateway determination to a proposed amendment to Bankstown Local Environmental Plan 2015 for land at 2 and 2A Bullecourt Avenue, Milperra (Western Sydney University Milperra Campus) and to seek Council's endorsement to prepare and exhibit a site-specific Development Control Plan (DCP) and draft Planning Agreement.

At its Ordinary Council Meeting of 24 August 2021, Council resolved not to proceed with the Planning Proposal for the WSU Milperra site. Consequently, Council did not resolve to prepare and exhibit a site-specific DCP and exhibit a draft Planning Agreement.

Following Council's resolution, the proponent submitted a Rezoning Review with the Department of Planning and Environment (the Department) in September 2021 and the matter was considered by the Sydney South Planning Panel (SSPP). Council wrote to the SSPP advising of its resolution that the Planning Proposal should not proceed to Gateway.

On 10 December 2021 the SSPP issued its decision that the Planning Proposal should proceed to a Gateway determination. On 1 June 2022, the Department issued a Gateway determination that permits the Planning Proposal to proceed to exhibition, subject to conditions. A copy of the Department's Gateway determination is included at Attachment A.

ISSUE

Notwithstanding Council's resolution, and in light of the Gateway determination now issued, it is recommended that Council resolve to prepare and exhibit a site specific DCP and enter negotiations with the proponent to prepare and exhibit a draft Planning Agreement which contributes to affordable housing, local works and public facilities that will support future residents and businesses.

Should Council resolve to proceed as recommended, Council will prepare the draft site specific DCP and draft Planning Agreement and submit the documents to the Department for the Department to exhibit alongside the Planning Proposal. At the conclusion of the exhibition Council will request a copy of all submissions from the Department to review and report the outcome of the exhibition to a Council Meeting. Council will also exhibit the material on its Have Your Say page and notify local residents.

Should Council not progress the DCP controls, and the site's planning controls are amended through the proposed LEP Amendment, then no DCP controls will apply to the site and Council officers will have no ability to ensure orderly development at the DA stage. The controls proposed are specific to ensuring the plan is developed to minimise impacts and result in a quality development with high amenity.

Additionally, if a Planning Agreement is not progressed by Council with the proponent, then the landowner would not be required to contribute financially to affordable housing and to a number of local public benefits despite increased development potential being granted to the site by the NSW Government.

RECOMMENDATION That -

1. Council note that the Gateway determination to amend the Bankstown Local Environmental Plan 2015 at the WSU Milperra site at 2 and 2A Bullecourt Avenue, Milperra has been issued by the Department of Planning and Environment (Attachment A).
2. Council endorse the draft Letter of Offer as shown in Attachment B and authorise the General Manager to enter into a draft Planning Agreement with the proponent consistent with Section 3 of this report and exhibit the draft Planning Agreement concurrently with the site specific DCP and Planning Proposal.
3. Council prepare a site specific DCP to address all relevant planning matters identified in the Gateway determination and that it be exhibited concurrently with the draft Planning Agreement and Planning Proposal.
4. The matter be reported to Council following the exhibition.

ATTACHMENTS [Click here for attachments](#)

- A. Gateway Determination dated 1 June 2022
- B. Proponent's Letter of Offer
- C. Proponent's draft site specific Development Control Plan

POLICY IMPACT

The applicant's Letter of Offer includes the delivery of public benefits through public infrastructure works and monetary contributions to support the future population growth as a result of the redevelopment of the site. The proponent has committed to prepare a draft Planning Agreement subject to the resolution of Council.

Draft amendments to Bankstown DCP 2015 (or Consolidated DCP once it is effective) will be required to be prepared by Council to provide appropriate planning controls and development design guidance for the site and will work in tandem with the LEP Amendment if made by the Department.

This report proposes no other changes to Council policies.

FINANCIAL IMPACT

Given a Gateway Determination has been issued and the NSW Government is the Planning Proposal Authority, it is recommended that Council proceed to prepare and exhibit a draft Planning Agreement to facilitate the delivery of public benefits and infrastructure necessary to support the future redevelopment of the site.

Based on the proponent's Letter of Offer, the draft Planning Agreement deliver over \$4.7 million worth of works and monetary contributions to Council. Works to be delivered and monetary contributions identified through the draft Planning Agreement would be in addition to ordinary section 7.11 and 7.12 development contributions.

If Council does not resolve to enter into the draft Planning Agreement, over \$4.7 Million in public benefits to be funded by the developer would be foregone, placing a financial burden on Council to provide this infrastructure over time.

COMMUNITY IMPACT

The detailed planning and development controls to be included in the site specific DCP will guide orderly redevelopment of the site. A draft Planning Agreement based on the Letter of Offer will have a positive community impact as the agreement would require a contribution as stated above and would facilitate a number of public improvements as outlined in this report.

It is ordinary practice for Council to work with landowners to enter into a planning agreement and contribute to services and facilities beyond ordinary contributions. In general, this is on the basis that changes to planning controls would unlock the potential for additional residents, visitors and shoppers and therefore expectations on Council to ensure local facilities are available to adequately support an increase in community demand.

This is a legitimate approach available to all Councils across NSW and Council has traditionally relied on planning agreements to ensure public benefits realised align with the increased demand imposed by new planning controls.

DETAILED INFORMATION

1. SITE DESCRIPTION AND SUMMARY OF PLANNING PROPOSAL

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, 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 amendments to the Bankstown LEP 2015 applying to the subject site is shown in the table below:

Table 2: summary of current and proposed controls

	Current controls	Proposed controls
Zone	SP2 Infrastructure (Educational Establishment) SP2 (Electricity Transmission or Distribution Network)	<ul style="list-style-type: none"> • R1 General Residential (new zone – not currently in the BLEP or proposed as part of the new Consolidated Canterbury Bankstown LEP nearing completion) • B1 Neighbourhood Centre • RE1 Public Recreation • C2 Environmental Conservation (new zone not currently in the BLEP or proposed as part of the new Consolidated Canterbury Bankstown LEP nearing completion)) • SP2 Infrastructure (Drainage)
Height of Building	N/A	<ul style="list-style-type: none"> • 11m (B1 zone and part R1 zoned land near Bullecourt Avenue) • 9m (remaining land)
Floor Space Ratio	N/A	<ul style="list-style-type: none"> • 0.5:1 (properties fronting Ashford Avenue) • 1:1 (B1 zone) • Sliding scale FSR for remaining R1 zoned land
Lot size	N/A	<ul style="list-style-type: none"> • 300m² (general residential zone) • Include a provision to vary to the minimum lot size provision for varied housing types (124m² – 300m² lots)
Lot size of community title subdivision	N/A	<ul style="list-style-type: none"> • Include Zone R1 General Residential as an exclusion to the minimum lot size for community title subdivision
Number of dwellings	N/A	<ul style="list-style-type: none"> • Limit the number of dwellings on the site to 430 dwellings
Terrestrial biodiversity	Site is not mapped	<ul style="list-style-type: none"> • Map the extent of terrestrial biodiversity area on the site (the remnant Cumberland Plain woodland in the north east corner)
Other	N/A	<ul style="list-style-type: none"> • Include a provision for 'nil' yield of residential flat buildings for the R1 zoned land* <p><i>*note: this part of the proposal has been removed by the Department's Gateway determination.</i></p>

The Planning Proposal seeks to facilitate redevelopment of the site to accommodate a low scale diverse housing residential precinct comprising:

- A total of 430 dwellings (capped maximum) with a mix of attached, detached, semi-detached, multi dwelling and dual occupancy dwellings
- A small commercial neighbourhood centre (8,200m²) on the location of the existing childcare centre
- Retention of existing childcare centre
- 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) as per Council's design requirements
- Residential lot sizes ranging from 124m² to 300m²

- Retention of the existing Cumberland Plain Woodland (2ha) in the north eastern corner of the site and zoning that land C2 Environmental Conservation, and
- Provision of three public parks to be dedicated to Council (total area of 1.49ha).

2. COUNCIL RESOLUTION AND DEPARTMENT OF PLANNING AND ENVIRONMENT GATEWAY DETERMINATION

On 24 August 2021, Council resolved not to proceed with the Planning Proposal as follows:

- “1. The report be noted.*
- 2. The proposal does not proceed to Gateway determination.*
- 3. Council advise the Department of Planning, Industry and Environment accordingly.”*

The proponent submitted a Rezoning Review with the Department on 27 September 2021. Council made a submission to the Department reiterating the resolution of Council that this matter should not proceed to a Gateway determination.

On 10 December 2021 the SSPP published its decision advising that the Planning Proposal should be submitted for a Gateway determination because the proposal demonstrated strategic and site-specific merit. The SSPP confirmed on 4 February 2022 that it would act as the Planning Proposal Authority on the basis Council had advised it did not seek to undertake this role.

On 1 June 2022, the Department issued its Gateway Determination for the Planning Proposal to proceed to exhibition, subject to conditions. A copy of the Gateway Determination is included in Attachment A.

The key timeframes set out by the Gateway determination are as follows:

- Public exhibition (minimum 30 days required, to be undertaken by the Department): to commence no later than 1 November 2022
- Department to submit post-exhibition report to the SSPP for a final recommendation: by 1 March 2023, and
- Finalisation of LEP Amendment by the Department: by 1 June 2023.

Before the exhibition of the Planning Proposal can commence, the Gateway determination requires the following key matters to be addressed:

- Provide a cut and fill assessment having regard to existing topography, maximising tree retention and satisfying flood requirements
- Submission of updated Arboricultural Impact Assessment, Ecological Assessment and Bushfire Assessment
- Include the proposed FSR sliding scale for the Zone R1 General Residential
- Clarify whether the proposed Zone C2 Environmental Conservation zone will be publicly accessible and how the land will be managed on an ongoing basis to protect and conserve the Endangered Ecological Community
- Provide a detailed masterplan for the site to show how the site can be developed in accordance with best urban design practices and taking account of the site’s current attributes, and

- Provide a Remediation Action Plan (RAP) and Site Audit Statement which demonstrates that the site can be made suitable for residential uses.

3. DRAFT PLANNING AGREEMENT

Council 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 (Attachment B). 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. Table 3 below summarises the public offer.

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 and site specific DCP.

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. The proponent has also requested that the future development be excluded from Section 7.11/7.12 Development Contributions which is not supported by Council.

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. • 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. 	\$392,400 (based on IPART costing, to be refined)

Item No.	Description	Estimated Value
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

In addition to the above, and in response to the advice of the Local Planning Panel and based on discussions between Council and the applicant, the following matters are to be requested from the applicant to include as part of a draft Planning Agreement:

- (a) Undergrounding powerlines along Ashford Avenue being added, subject to any relevant Ausgrid approval.
- (b) Construction of a footpath and landscaping along the eastern side of Ashford Avenue being added.
- (c) 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. SITE SPECIFIC DEVELOPMENT CONTROL PLAN

The Bankstown Local Environmental Plan 2015 (and the Consolidated LEP when it becomes effective) provides objectives, zones and development standards such as lot sizes, floor space ratios and building heights. The site specific DCP will support the LEP by providing additional objectives and development controls to enhance the function, design and amenity of the site.

The proponent's draft site specific DCP is included in Attachment C. The proponent's DCP has been reviewed by Council and is not deemed adequate for Council's requirements. Council intends to prepare a site specific DCP that includes development controls that address the key matters that have not been included in the proponent's draft DCP and to reflect the requirements of the Gateway determination, including but not limited to:

- Provide minimum solar access requirements for new residential dwellings. The proponent's DCP did not contain any solar access requirements for new dwellings.
- Controls to guide transition from the existing residential area to the west along Ashford Avenue.
- Design objectives and requirements for the new public open space on the site.
- Private open space and setbacks that reflect the 'sliding scale' Floor Space Ratio' that will apply to the site
- Controls that reflect Council's road reserve and carriageway requirements including provision of street trees and shared pedestrian paths/cycleways.
- Future desired character objectives and development and building design controls focused on the intended housing product, as opposed to residential flat buildings.
- Protection of existing trees and requirements for additional landscaping on private and public land within the site.

Council intends to prepare the site specific DCP prior to exhibition and make changes in response to public submissions received by Council following exhibition.

5. NEXT STEPS



Should Council resolve to endorse the recommendations of this report, the next step is for Council to commence the preparation of the site specific DCP and to prepare a draft Planning Agreement with the proponent. Once these documents have been prepared, it is proposed that Council send the documents to the Department for the Department to exhibit alongside the Planning Proposal on the NSW Planning Portal website. Council will also provide a copy of all the Planning Proposal exhibition material on Council's 'Have Your Say' website with a link to the Department's Planning Portal for the public to make submissions. Council will also notify local residents.

Following the exhibition of the site specific DCP and draft Planning Agreement, Council would request a copy of all public submissions from the Department to review and the outcomes would be reported to Council together with a detailed submissions report. The report will detail any changes that are recommended to the documents as a result of any submissions received during the exhibition period.

As outlined in this report and the Gateway determination at Attachment A, further information will be required from the proponent to be submitted to the Department before public exhibition can occur.

ITEM 5.3 **Exhibition of Planning Proposal - 30 Trevenar Street,
Ashbury**

AUTHOR **Planning**

PURPOSE AND BACKGROUND

At its Ordinary Meeting of 25 May 2021, Council resolved to prepare a Planning Proposal to rezone 30 Trevenar Street, Ashbury (the land) from Zone R2 Low density Residential to Zone RE1 Public Recreation (Attachment A). The land has a total area of approximately 6,700m².

The land was sold by Ausgrid to a private entity on 21 May 2021. Prior to the sale of the land, Council wrote to the estate agent to advise of Council's intent to submit a Planning Proposal to rezone the land.

Despite Council's resolution of 25 May 2021, the new owner of the land lodged a Development Application with Council (DA-703/2021) on 8 September 2021 to subdivide the land into seven residential lots (ranging in size from 780m² to 1,660m²) and construct driveways and services.

A Planning Proposal was submitted by Council to the Department of Planning and Environment (the Department) in October 2021. The Department subsequently issued a Gateway determination on 20 January 2022 (Attachment B).

The Planning Proposal was exhibited from 23 March to 22 April 2022. A total of 73 submissions were received. These consist of 68 public submissions and five submissions from public authorities, namely Sydney Water, Transport for NSW, Heritage NSW, Environment Protection Authority and Inner West Council. None of the public authorities opposed the Planning Proposal. Two public submissions (including one from the owner of the land) objected to the Planning Proposal, whilst the remaining 66 submissions supported the Planning Proposal.

The purpose of this report is not to seek endorsement from Council for the Planning Proposal at this point. As the Gateway determination requires Council to nominate an acquisition authority before the Planning Proposal is finalised, it is considered this aspect of the Gateway determination requires further work prior to seeking a decision from Council on the Planning Proposal.

The Gateway determination does not authorise Council to finalise this Planning Proposal. As Council is not nominated as the Local Plan Making Authority for this Planning Proposal, it is the Minister for Planning and Homes that decides whether or not to make the proposed local environmental plan amendment, notwithstanding Council's decision.

ISSUE

The Gateway determination requires Council to nominate an acquisition authority for the purposes of acquiring the land from the current private landowner. In order to facilitate the acquisition, Council wrote to the Minister for Planning and Public Spaces in June 2021 and to the Minister for Planning and Homes in January 2022 with the intent of nominating the NSW Government as the acquisition authority. Council's correspondences are included at Attachment C. The NSW Government provided no commitment of financial assistance in response to Council's two written requests also provided at Attachment C.

Council is limited in its ability to fund the unplanned acquisition of land and without a dedicated funding source the acquisition of the land will have a significant impact on Council's financial position for the 2022/23 financial year.

Notwithstanding the strategic and site-specific merit, the Planning Proposal may demonstrate, the likely significant cost associated with acquiring the land needs to be balanced against the broader impact on Council and its ability to deliver other infrastructure, services and facilities across the City. In light of the fact that this Planning Proposal originated as a result of Ausgrid (part owned by NSW Government) selling off this land for development.

On this basis, this report recommends that prior to making a final resolution on the Planning Proposal and submitting it to the Department, that an urgent meeting be held with the Minister for Planning and Homes seeking financial support for the acquisition of the land and that the outcomes of this meeting be reported to the July Ordinary Meeting together with a recommendation on whether or not to proceed with the Planning Proposal.

It is also noted that the landowner lodged a Development Application (DA-703/2021) in September 2021 to subdivide the land into seven residential allotments and the construct driveways and services. Following a deemed refusal appeal of the development application by the applicant, the matter is currently awaiting hearing at the NSW Land and Environment Court, expected in August 2022. The outcome of the Development Application is therefore uncertain at this point.

RECOMMENDATION That -

1. Council notes this report.
2. The Mayor and General Manager request an urgent meeting with the Minister for Planning and Homes to seek NSW Government financial support to acquire the land for public open space purposes.
3. In July 2022, the General Manager advise Council of the outcome of any meeting with the Minister for Planning and Homes together with a recommendation on whether or not to proceed with the Planning Proposal.

ATTACHMENTS

[Click here for attachments](#)

- A. Mayoral Minutes and Council Resolution of 25 May 2021
- B. Gateway Determination, January 2022

- C. Mayoral letters to the Minister for Planning and Public Spaces and Minister for Planning and Homes
- D. Response to Mayoral letters from the Minister for Planning and Public Spaces and Minister for Planning and Homes

POLICY IMPACT

The Planning Proposal is consistent with the relevant objectives and Planning Priorities outlined within the Greater Sydney Region Plan, the South District Plan and the Local Strategic Planning Statement: Connective City 2036, as it will deliver additional public open space for the improved health and enjoyment of the existing community and provide opportunities to increase tree canopy and minimise urban heat island effect.

Should Council resolve to proceed with finalising the Planning Proposal, the proposal will make changes to the Canterbury Local Environmental Plan 2012 (CLEP 2012) including identifying an acquisition authority for the land.

FINANCIAL IMPACT

In the absence of any funding assistance from the NSW Government, Council is constrained in its ability to fund land acquisition. This is particularly the case for multiple residentially zoned properties as a single transaction. For completeness, Council has sought an independent valuation of the land and this work is currently underway.

While the acquisition of this site for the expansion of Peace Park has strategic and site-specific merit, Council considers it fair and reasonable that the State Government should now fund the purchase of the land from the sale proceeds as it was originally sold by Ausgrid (part owned by the NSW Government).

If Council was to fund the acquisition of this land, it is anticipated that this would require significant cuts to the services and/or capital works scheduled for delivery in CBCity over the coming years.

COMMUNITY IMPACT

The recent exhibition of the Planning Proposal has demonstrated community support for the proposed rezoning of the land. The majority of the submissions received during the exhibition supported the intent of the Planning Proposal.

Peace Park is a district level public open space of approximately 49,820m². If Council does not proceed with the acquisition of the land, a future master plan for the park could provide a coordinated approach for the management of Peace Park and an opportunity for new and improved park facilities to be provided in Peace Park to cater for community expectations in the absence of an expansion.

Although this aspect will be discussed in detail within the context of a report on the Planning Proposal, a majority of community concerns received could be addressed via a future master plan for Peace Park in the event the Planning Proposal does not proceed to finalisation.

DETAILED INFORMATION

Subject Site

The subject site is located at 30 Trevenar Street, Ashbury as identified in Figure 1 below.

Table 1: Subject site details

Property Addresses	Legal Descriptions	Site Area (m ²)	Current Zone
30 Trevenar Street, Ashbury	Lot 1 DP 566982	6,700m ²	R2 Low Density Residential

The land is currently vacant and has been fenced with no public access. It has dual street frontages along King Street and Trevenar Street. The land adjoins Peace Park to the north and east and sits in a low scale established residential area. King Street is located to the west and residential properties fronting Fifth Street are located to the south of the site.

Figure 1: Site and its surrounding locality



Mayoral Minute of 25 May 2021

The Mayoral Minute of 25 May 2021 notes Council's concern regarding the loss of potential public open space as a result of the sale of the land by Ausgrid without proper consultation with Council and/or the community. The Minute notes that the land is vacant which presents a rare opportunity to expand Peace Park and provide access from King Street to the west which is currently not permitted.

Arising from the Mayoral Minute, Council resolved to rezone the subject from Zone R2 Low Density Residential to Zone RE1 Public Recreation at its Ordinary Meeting of 25 May 2021.

Planning Proposal

A Planning Proposal was prepared by Council and lodged with the Department in October 2021. The Planning Proposal seeks to:

- Rezone the land from Zone R2 Low Density Residential to Zone RE1 Public Recreation
- Remove the land from the Height of Building Map as this map is not applicable.
- Remove the land from the Lot Size Map as this map is not applicable.

This report does not seek a decision from Council on whether to progress this Planning Proposal. It is recommended that the Planning Proposal including next steps be considered by Council at the July 2022 Ordinary Meeting.

Development Application for a subdivision (DA-703/2021)

On 8 September 2021, a Development Application (DA-703/2021) was lodged by the landowner to subdivide the land into seven residential lots (ranging from 780m² to 1,660m²) and the construction of the proposed driveways and services as indicated in Figure 2 below.



Figure 2: Proposed subdivision of the land (Source: DA 703/2021, September 2021)

Status of the Court Proceedings on the DA

Following the “deemed refusal” period of DA-703/2021, the applicant filed a Class 1 Appeal with the NSW Land and Environment Court (the Court) on 22 October 2021. The Section 34 conciliation conference on 22 March 2022 did not result in a mutual agreed position on the DA.

The matter is set down for hearing on 17, 18 and 19 August 2022. As the matter is before the Courts, there is no certainty on the outcome of the Development Application.

Gateway determination

On 20 January 2022, Council received Gateway determination from the Department. The Gateway determination requires that prior to the finalisation of the Planning Proposal, Council would need to nominate an acquisition authority for the purposes of satisfying the Minister's Local Planning *Direction 6.2 Reserving Land for Public Purposes*.

As noted earlier in this report, the Gateway determination does not authorise Council to finalise this Planning Proposal. As Council is not nominated as the Local Plan Making Authority in this instance, the Minister for Planning and Homes determines whether or not to make the proposed local environmental plan amendment, notwithstanding Council's decision.

Request for financial assistance from the NSW Government

The Mayoral Minute notes the following as Council's current financial position towards the purchase of the land:

"...we simply don't have the funds to purchase more land to add to our open spaces to meet the growing need and demands of our community..."

The Mayor wrote to the Minister for Planning and Public Spaces on 2 June 2021 seeking his support for the land to be rezoned to RE1 Public Recreation. A copy of the letter is included in Attachment C.

The response received from the Minister's office is included in Attachment D and did not commit to any financial assistance.

The Mayor further wrote to the Minister for Planning and Homes on 26 January 2022 (Attachment C) highlighting the urgency of the matter and the need for financial assistance from the NSW Government to acquire the site. A response received from the Deputy Secretary of the Department on 14 March 2022 (Attachment D) did not provide any certainty to Council for financial assistance from the NSW Government to acquire the site. The response recommended that Council review its financial resources to fund the acquisition of the site.

Implications of Council not nominating an acquisition authority

Should Council decide not to nominate itself (or anyone else) as an acquisition authority and not proceed with the Planning Proposal, Council would have to advise the Department of its decision with an appropriate justification and request the Department to finalise the Planning Proposal. The Department may proceed to make the local environmental plan amendment (with or without variation as submitted by Council) in the terms it considers appropriate or decide not to make the proposed local environmental plan amendment.

It is important to note that Council is unable to appoint a public agency as the acquisition authority without their agreement.

ITEM 5.4 Draft Housekeeping Amendments to the Community Participation Plan

AUTHOR Planning

PURPOSE AND BACKGROUND

This report proposes to exhibit draft housekeeping amendments to the Community Participation Plan, with a further report to Council following the exhibition period.

ISSUE

The Environmental Planning and Assessment Act 1979 (the Act) requires all councils to prepare a Community Participation Plan (CPP). Council adopted its CPP in 2019.

The CPP establishes how Council engages with the community in carrying out its land use planning functions such as the assessment and determination of development applications, planning proposals, development control plan amendments and contributions plans.

The Act also requires Council to periodically review the CPP. Following a review, this report proposes draft housekeeping amendments which have been identified through the day-to-day operation and use of the CPP. The intended outcomes of the draft amendments are to update the requirements to be consistent with recent changes to State legislation and guidelines, to provide additional guidance on certain planning matters and to streamline the document to make it easier to read and understand.

Should Council decide to exhibit the draft housekeeping amendments, the matter would be reported to Council following the exhibition.

RECOMMENDATION That -

1. Council exhibit the draft amendments to the Community Participation Plan for a minimum 28 days, as provided in Attachment A.
2. The matter be reported to Council following the exhibition period.

ATTACHMENTS [Click here for attachments](#)

- A. Draft Community Participation Plan
- B. Summary of the Draft Housekeeping Amendments

POLICY IMPACT

Since the adoption of the CPP, there has been changes to State legislation to allow exhibition requirements to be met through electronic communication methods. This matter is consistent with the Department of Planning and Environment's ePlanning program, which is increasing the use of electronic communication methods in planning.

This matter is also consistent with the Act, namely section 2.24 which requires Council to periodically review its CPP. The review would ensure Council's development assessment and strategic planning processes make use of advances in technology and the changing communication preferences of residents.

FINANCIAL IMPACT

This matter has no financial implications for Council.

COMMUNITY IMPACT

This matter is consistent with Council's *Connective City 2036* and Community Engagement Policy as an intended outcome of the draft amendments is to make it easier for the community to understand how they can participate in the planning process. The draft amendments will also ensure Council's exhibition requirements remain contemporary and relevant to successfully manage development and planning matters across Canterbury Bankstown.

It is also important to point out that the CPP sets a baseline for the level of engagement Council will undertake with the community on planning matters. Depending on the scale and complexity of the planning matter, Council can undertake additional forms of engagement to increase its community reach on particular planning matters. Council routinely engages with the community beyond the expectations of the CPP including community voice panels, webinars and pop-up events, and these will continue to take place as a matter of good practice rather than mandatory minimum standards. This discretion will continue to be open to Council under the updated CPP.

DETAILED INFORMATION

Key Draft Housekeeping Amendments to the Community Participation Plan

A summary of the draft housekeeping amendments to the Community Participation Plan is provided in Attachment B. The key draft housekeeping amendments include:

Issue 1: To streamline the document to make it easier to read and understand

Existing Requirement	Draft Amendments (Attachment A)	Reason
<u>Section 1.1 (page 4)</u> This section describes how the CPP was prepared.	Delete this detail.	The text duplicates section 1.3, which also describes the development of the CPP.
<u>Section 1.4 (page 6)</u> This section describes Council's policy framework.	Delete this detail	The text duplicates section 1.3, which also describes Council's policy framework.
The CPP refers to case studies as examples of engagement techniques.	Transfer the case studies to Council's website.	There are no policy implications in transferring the case studies to Council's website. This amendment streamlines the document to make it easier to read and allows Council to update the case studies without the need to amend the CPP each time.

Issue 2: To be consistent with recent changes to State legislation and guidelines

Existing Requirement	Draft Amendments (Attachment A)	Reason
<u>Section 3 (page 15)</u> The CPP applies the same exhibition requirements for Council's statutory and strategic planning functions.	<u>Section 2 (page 6)</u> Customise the exhibition requirements for Council's statutory and strategic planning functions.	<p>The issue is the day-to-day use of the CPP has found it impractical and resource intensive to implement the same exhibition requirements for Council's statutory and strategic planning functions. For example, the CPP requires a sign to be displayed on the subject land. Whilst this is relevant for development applications, it is impractical to apply the same requirement to citywide strategic planning projects.</p> <p>To address this issue, it is proposed to customise the exhibition requirements by:</p> <ul style="list-style-type: none">• Aligning the statutory requirements with changes to State legislation, which allow exhibition requirements to be met through electronic communication methods.• Aligning the strategic requirements with the Department's publication

Existing Requirement	Draft Amendments (Attachment A)	Reason
		<i>'Local Environmental Plan Making Guideline'</i> (December 2021).
<u>Section 3 (page 15)</u> The CPP requires Council to endorse draft planning documents and development applications prior to public exhibition.	<u>Section 2 (pages 6 and 15)</u> Delete this requirement.	State legislation does not permit Council to endorse (i.e. approve) draft planning documents and development applications prior to public exhibition.
<u>Section 3 (page 16)</u> The CPP does not provide minimum exhibition periods for development applications that propose threatened species development and remediation work.	<u>Section 2 (page 7)</u> Add this requirement.	This amendment is consistent with the Act, which provides mandatory exhibition periods for these types of development applications.
<u>Section 3 (pages 17–18)</u> The CPP does not provide minimum exhibition periods for development applications that propose build-to-rent housing, co-living housing or manor houses.	<u>Section 2 (pages 7–8)</u> Add this requirement.	This amendment is consistent with the SEPP (Housing) 2021, which introduces these new types of residential development.
<u>Section 3 (pages 17–18) and Section 4 (page 28)</u> In relation to development applications, notification letters are not required to advise that plans may be inspected on Council's website.	<u>Section 2 (pages 8–9) and Section 4 (page 28)</u> Add this requirement.	This amendment is consistent with changes to State legislation, which allow exhibition requirements to be met through electronic communication methods.

Issue 3: To provide additional guidance on certain planning matters

Existing Requirement	Draft Amendments (Attachment A)	Reason
<u>Section 3 (page 15)</u> The CPP requires notification letters to property owners and occupiers.	<u>Section 2 (pages 8–9 and 15)</u> No change to require notification to property owners. Maintain notification letters to occupiers as an option for Council to consider if deemed appropriate. Expand the option for Council to notify any other individual, group,	The issue is the day-to-day use of the CPP has found it impractical and resource intensive to mandate this requirement, particularly as it results in residents receiving two notification letters as both the property owner and occupier. In addition, it is important to acknowledge the importance of notifying other key stakeholders such as community organisations, authorities and others who may have an interest in particular matters.

Existing Requirement	Draft Amendments (Attachment A)	Reason
	organisation, public authority or similar deemed by Council to have, or likely to have, an interest in the proposed development or strategic planning project.	
The CPP does not contain requirements for the notification of amended plans to development applications under assessment.	<u>Section 2 (page 13)</u> Add this requirement.	This amendment clarifies the notification requirements for amended plans.
The CPP does not set a minimum notice period for public hearings in relation to strategic planning projects.	<u>Section 2 (page 15)</u> Add this requirement.	This amendment clarifies the minimum notice period for public hearings, consistent with State guidelines.

The proposed housekeeping amendments maintain Council's aspiration to continue to ensure engagement reflects the scale of each project and the need to ensure engagement activities are appropriately tailored to meet the needs of our diverse community.

Next Steps

Should Council support the recommendations of this report, the next step is to exhibit the draft housekeeping amendments for public comment for a period of at least 28 days. Council will receive a further report following the exhibition period.

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	Local Government Remuneration Tribunal - Determination of Mayor and Councillor Fees 2022/2023	71
7.2	Adoption of the Integrated Planning and Reporting Suite – Community Strategic Plan (CBCity 2036); Delivery Program 2022-25 and Operational Plan 2022/23 (CBCity 2025); Resourcing Strategy for Assets, Finance and Workforce, and the Community Engagement Framework, Policy and Toolkit	75
7.3	2022-2026 Disability Inclusion Action Plan	97
7.4	Cash and Investment Report as at 31 May 2022	101

Governance and Administration Matters - 23 June 2022

ITEM 7.1 Local Government Remuneration Tribunal - Determination of Mayor and Councillor Fees 2022/2023

AUTHOR Corporate

PURPOSE AND BACKGROUND

Pursuant to Section 241 of the Local Government Act 1993, the NSW Local Government Remuneration Tribunal determines on an annual basis the amount of fees to be paid to Mayors and Councillors in each category of Councils.

In addition, Section 239 of the Local Government Act 1993 requires the Tribunal to determine the categories of Councils at least once every three years.

The Tribunal completed an extensive review of categories in 2020 and advised the next review would take place in 2023.

ISSUE

To advise Council of the determination made by the NSW Local Government Remuneration Tribunal regarding Mayor and Councillor fees for the financial year 2022/23 and the categorisation of Councils.

Councillors should also note that in accordance with Section 254B of the Local Government Act 1993, Council will be making a superannuation contribution payment to a superannuation account nominated by Councillors, starting from the financial year commencing 1 July 2022.

RECOMMENDATION That -

1. Effective from 1 July 2022, Council continues to apply the maximum fees structure for the Mayor and Councillors, as determined by the Local Government Remuneration Tribunal, being:
 - Mayoral Additional Fee \$92,180 p.a.
 - Councillor Annual Fee \$31,640 p.a.
2. The current Additional Fee for the Deputy Mayor, being 15% of the Mayors Additional Fee, be re-confirmed.

ATTACHMENTS [Click here for attachment](#)

- A. Local Government Remuneration Tribunal Annual report and Determination - 20 April 2022

POLICY IMPACT

The annual review and determination of Mayor and Councillor fees by the Tribunal are regulatory requirements as set by the Local Government Act. Under Section 248 and 249 of the Local Government Act 1993, Councils may fix the annual fees in accordance with the appropriate determination of the Tribunal, or otherwise the minimum fee will apply.

FINANCIAL IMPACT

Necessary funds for the Mayor and Councillors fees will be met from Council's 2022/23 budget.

COMMUNITY IMPACT

There is no community impact.

DETAILED INFORMATION

The *Local Government Act 1993* (LG Act) requires the Local Government Remuneration Tribunal (“the Tribunal”) to report to the Minister for Local Government by 1 May each year on its determination of categories of councils and the maximum and minimum amounts of fees to be paid to mayors, councillors, and chairpersons and members of county councils.

A summary of the Tribunal’s determination is as follows.

Mayoral and Councillor Fees

Section 241 of the LG Act provides that the Tribunal determine the maximum and minimum amount of fees to be paid to mayors and councillors of councils, as well as chairpersons and members of county councils for each of the categories determined under section 239.

By way of background, Councillors should note in considering the 2021/22 Local Government Remuneration decision, Council resolved at the time that:

- 1. Council do not take up the recommended 2.0% increase for Mayor and Councillors, as determined by the NSW Government’s Local Government Remuneration Tribunal.*
- 2. Council continue to apply the current fees, being the 2020/21 fees set by Council for the Mayor and Councillors, for the ensuing financial year.*

Having agreed to the above, Councillors are currently still paid the maximum allowances determined by Tribunal for the 2020/21 financial year – which were:

Description	Per Annum \$
Mayoral Additional Fee*	88,600
Councillor Annual Fee	30,410

+ 15% of Mayoral Additional Fee is paid to the Deputy Mayor

That said, Councillors should also note that in determining the 2019/20 financial year fees, the Tribunal set a zero increase – meaning that Canterbury Bankstown Council’s fees have remained unchanged for two (2) financial years.

Notwithstanding the above, the Tribunal has determined a 2.0 percent increase in the minimum and maximum fees applicable to each existing category of Councils for 2022/23.

The following minimums and maximums for the General Purpose Metropolitan Large Councils – being the category which Council has been placed in.

Description	Minimum \$	Maximum \$
Mayoral Additional Fee*	40,740	92,180
Councillor Annual Fee	19,180	31,640

+ 15% of Mayoral Additional Fee is paid to the Deputy Mayor

Having regard to the broader expectations, workload and accountabilities associated with being both a member of one of the largest governing bodies in the State, whilst also fulfilling your duty to the community as an elected official - it is appropriate for Councillors to be paid the maximum amounts – as determined by the Tribunal.

Council's previous decision to allocate a proportion of the Mayoral Fee (15%) to the Deputy Mayor remains in place.

A copy of the Tribunal's determination is attached (Attachment A).

Councillors should also note that in accordance with Section 254B of the Local Government Act 1993, Council will be making a superannuation contribution payment to a superannuation account nominated by Councillors, starting from the financial year commencing 1 July 2022.

Categorisation of Councils

Section 239 of the Local Government Act 1993 provides that at least once every 3 years, the Tribunal determine the categories of councils and mayoral offices and to place each council and mayoral office into one of those categories.

Council is currently categorised as a *Metropolitan Large Council*.

The Tribunal also noted that it had conducted an extensive review of categories in 2020 and decided that the categories would next be considered in 2023.

The Tribunal's Report, which details each category and how councils are categorised is attached for Councillors information.

ITEM 7.2 **Adoption of the Integrated Planning and Reporting Suite – Community Strategic Plan (CBCity 2036); Delivery Program 2022-25 and Operational Plan 2022/23 (CBCity 2025); Resourcing Strategy for Assets, Finance and Workforce, and the Community Engagement Framework, Policy and Toolkit**

AUTHOR **City Future**

PURPOSE AND BACKGROUND

The NSW Integrated Planning and Reporting requirements under the *Local Government Act 1993 (S402-406)* require all Councils to prepare a suite of Integrated Planning and Reporting (IPR) documents comprising:

- Community Strategic Plan for the City (minimum 10-years);
- Delivery Program for the Council (Council term);
- Operational Plan for the Council (prepared annually);
- Resourcing Strategy for Council covering Asset Management (10-years), Financial Management (10-years) and Workforce Planning (Council term); and
- Community Engagement Framework, Policy and Toolkit.

ISSUE

The IPR documents are important because they set out a vision, priorities and goals, and the strategies and actions to achieve them. The IPR Framework provides a reporting structure to communicate progress to the community as well as a structured timeline for review to ensure the goals and actions are still relevant. The entire suite is required to be reviewed following a Council election.

The IPR suite has been reviewed in accordance with legislative requirements and exhibited for stakeholder and community comment from 2 May to 3 June 2022. This report presents new and revised IPR documents for adoption and provides a detailed breakdown of Council's finances to support the plans.

RECOMMENDATION That -

1. In accordance with *S402-406* of the *Local Government Act 1993*, the Integrated Planning and Reporting documents, including the Community Strategic Plan (CBCity 2036); Resourcing Strategies (Assets, Finance and Workforce); Delivery Program 2022-25 and Operational Plan 2022/23 including Budget and Schedule of Fees and Charges (collectively known as CBCity 2025); and the Community Engagement Framework, Policy and Toolkit, be adopted.
2. Those members of the community that provided formal submissions be thanked and advised of Council's responses in this report.

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

3.1 Rating

Subject to the provisions of the *Local Government Act 1993*, an ordinary rate be made and levied for the rating year 1 July 2022 to 30 June 2023 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	0.00217268	\$850.00
Business – Commercial Large	0.00657236	\$850.00
Business – Commercial General	0.00602919	\$850.00
Business – Industrial Large	0.00657236	\$850.00
Business – Industrial General	0.00602919	\$850.00
Business – Ordinary	0.00548602	\$850.00
Bankstown Town Centre Special – see 3.1.1	Nil	Nil

The residential and business ad valorem rates in the table above have been adjusted to account for year 2 (2022/23) of the eight-year gradual harmonisation process in order to have one harmonised rating structure for the City by 1 July 2028.

3.1.1 Bankstown Town Centre Special Rate

In implementing its overall rating strategy, Council had agreed to discontinue levying the Bankstown CBD Special Improvement Rate from 1 July 2022. This decision has been applied in setting Council's 2022/23 rating structure.

3.1.2 Bankstown Airport

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

3.2 Domestic Waste Management Service Charges

Subject to provision of Sections 496, 501, 502 and 504 of the *Local Government Act 1993*, annual Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2022 to 30 June 2023, 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	\$585.00

Each additional service in respect of single dwelling premises.	Domestic Waste Extra Service	\$324.00
Each additional service in respect of multi residential units - 240L.	Domestic Waste Extra Strata Service	\$357.00
Each additional service in respect of multi residential units - 660L.	Domestic Waste Extra Strata Service	\$983.00
Each additional service in respect of multi residential units - 1100L.	Domestic Waste Extra Strata Service	\$1,607.00
Each additional service in respect of recycling.	Extra Recycling Service	\$91.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$148.00
Rateable Vacant Land	Domestic Waste Vacant Land	\$154.00
Each additional service in respect of multi residential unit - single bins	Domestic Waste Extra Service Strata single bin	\$186.00

3.3 Stormwater Management Charges

Council make and levy an annual stormwater management service charge for the year 1 July 2022 to 30 June 2023 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	

3.3.1 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.

3.3.2 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.

3.3.3 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.

3.4 Interest Rate on Overdue Rates & Charges

Subject to the provisions of Section 566(3) of the *Local Government Act 1993* the rate of interest charged on overdue rate instalments be set at the maximum rate specified by the Minister for Local Government from time to time. The rate of interest payable on overdue rates and charges for the period 1 July 2022 to 30 June 2023 (inclusive) will be 6.0% per annum.

3.5 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.

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

4.1 Rating

Subject to the provisions of the *Local Government Act 1993*, an ordinary rate be made and levied for the rating year 1 July 2022 to 30 June 2023 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	0.00189735	\$850.00
Business – Commercial Large	0.00573948	\$850.00
Business – Commercial General	0.00526515	\$850.00
Business – Industrial Large	0.00573948	\$850.00
Business – Industrial General	0.00526515	\$850.00
Business – Ordinary	0.00479081	\$850.00

The residential and business ad valorem rates in the table above have been adjusted to account for year 2 (2022/23) of the eight-year gradual harmonisation process in order to have one harmonised rating structure for the City by 1 July 2028.

4.2 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 2022 to 30 June 2023, as follows:

Type of Premises	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 Service	\$585.00
Properties categorised as Business (with or without residential accommodation)	Waste Management – Business	\$585.00
Each additional service.	Domestic Waste Extra Service	\$324.00
Each additional service in respect of multi residential units - 240L.	Domestic Waste Extra Strata Service	\$357.00
Each additional service in respect of multi residential units - 660L.	Domestic Waste Extra Strata Service	\$983.00
Each additional service in respect of multi residential units - 1100L.	Domestic Waste Extra Strata Service	\$1,607.00
Each additional service in respect of recycling.	Extra Recycling Service	\$91.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$148.00
Rateable Vacant Land	Domestic Waste - Vacant	\$154.00

4.3 Stormwater Management Charges

Council make and levy an annual stormwater management service charge for the year 1 July 2022 to 30 June 2023 as follows:

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

4.3.1 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.

4.3.2 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.

4.4 Interest Rate on Overdue Rates & Charges

Subject to the provisions of Section 566(3) of the *Local Government Act 1993* the rate of interest charged on overdue rate instalments be set at the maximum rate specified by the Minister for Local Government from time to time. The rate of interest payable on overdue rates and charges for the period 1 July 2022 to 30 June 2023 (inclusive) will be 6.0% per annum.

4.5 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.

5. Council endorse the adjustment to Council's full time equivalent employee resources, as outlined in the report.
6. Council adopt the proposed Financial Management and Asset Management Strategies and actions, as outlined in the report.

ATTACHMENTS

[Click here for attachments](#)

-
- A. CBCity 2036 - Community Strategic Plan
 - B. CBCity 2025 - three year Delivery Program and one year Operational Plan
 - C. Financial Management Strategy
 - D. Asset Management Strategy
 - E. Workforce Management Strategy
 - F. Community Engagement Framework
 - G. Community Engagement Policy
 - H. Community Engagement Toolkit
 - I. IPR Suite Submission Table

POLICY IMPACT

The Integrated Planning and Reporting documents have been prepared in accordance with the Office of Local Governments Integrated Planning and Reporting (IPR) Framework including the IPR Guidelines and Handbook for Local Government in NSW (September 2021).

FINANCIAL IMPACT

The 2022/23 Operational Plan sets out Council's Revenue Policy, Budget and Schedule of Fees and Charges for the 2022/23 financial year.

The 2022-25 Delivery Program projects spending for the Council term and the Financial Management Strategy includes projections on spending for the next 10 years. Budgets are reviewed regularly for amendment to maintain currency and to ensure they reflect Council decisions.

The Long Term Financial Plan further details financial forecasts for the next decade.

COMMUNITY IMPACT

The Community Strategic Plan, Delivery Program, Operational Plan and Resourcing Strategies ensure that Council continues to focus the priorities identified by the community and that resources are properly allocated to address them.

DETAILED INFORMATION

Under the *Local Government Act 1993*, councils are required to develop a hierarchy of plans known as the Integrated Planning and Reporting (IPR) Framework. The plans focus on short and long-term issues facing the City and aim to anticipate the needs and expectations of current and future communities.

All documents are based on ongoing and specific community engagement activities to ensure that they continue to reflect community and stakeholder priorities and aspirations.

Format

The IPR documents are structured around **seven Destinations** or key themes.

1. Safe and Strong;
2. Clean and Green;
3. Prosperous and Innovative;
4. Moving and Integrated;
5. Healthy and Active;
6. Liveable and Distinctive; and
7. Leading and Engaged.

CBCity 2036

The Community Strategic Plan sits at the top of Council's planning hierarchy and is the highest-level plan that a Council will prepare. Its purpose is to identify the community's priorities and aspirations for the City's future and to provide direction for how to get there.

The Community Strategic Plan:

- underpins all we do at Council, ensuring that successive terms work towards agreed outcomes, setting funding priorities and shaping internal policy;
- links to plans in other levels of government e.g. Greater Sydney Regional Plan;
- Capitalises on the City's status as a Strategic Centre and major health and education precinct;
- provides the base on which to prepare Delivery Programs, annual Operational Plans and supporting Resourcing Strategies; and
- is a catalyst for collaboration, advocacy and future funding.

The revised Community Strategic Plan – CBCity 2036 – reaffirms the Community Vision or a *Thriving, Dynamic and Real City*. It also proposes **seven Transformations** or 'game changers'. They are:

- we are a 'Child Friendly City';
- the City has its own solar farm;
- a network of Smart infrastructure is constructed across the City;
- there is a rapid transport connection between Kogarah and Parramatta via Bankstown;
- Canterbury and Bankstown-Lidcombe Hospitals are transformed into state-of-the-art facilities;

- our town centres are transformed through the Complete Streets approach; and
- a collaboration is formed where local and state services are delivered through a single lens.

The document is Attachment A to this report.

CBCity 2025 - DELIVERY PROGRAM 2022-25 AND OPERATIONAL PLAN 2022/23

The Delivery Program examines the important issues facing the Council and outlines the priorities for the Council term to ensure that services continue to meet community expectations in terms of quality and value for money. The 2022-25 Delivery Program will focus on a range of priorities including:

- leading the way to create a cool, clean and green city – through transparent planning, clear targets and direct action (e.g. increasing the tree canopy; establishing a solar farm in the City; and progressing a new Sustainable Resource Recovery Facility at Kelso);
- taking a more customer-centric approach to service delivery (e.g. reviewing and making recommendations for the provision of the verge mowing service and town centre maintenance); aligning services with community expectations, strategies and available resources; and using data and technology to improve service provision;
- improving overall road condition and pursuing data and technology solutions to improve infrastructure maintenance e.g. using artificial intelligence and cameras on trucks to monitor and maintain the road conditions;
- marketing the City and aligning services with the evolving creative needs of our community (e.g. Campsie Cultural and Civic Precinct, night time economy);
- advocating for the community and our city, with better outcomes from NSW Government planning and infrastructure initiatives (e.g. transforming Canterbury and Bankstown-Lidcombe Hospitals into state-of-the-art facilities); and
- masterplanning for our local and village centres (e.g. Canterbury, Lakemba, Belmore, Belfield Village, Punchbowl, and Wiley Park).

A full list of priorities is set out in the Delivery Program.

The annual Operational Plan expands on the priorities in the Delivery Program by identifying the specific services and projects Council will provide during the financial year. The Operational Plan 2022/23 will see Council spending \$100 million on capital works across the City including:

- \$60 million on upgrades at community buildings and leisure and aquatic facilities;
- \$11.8 million on road, car park, bridge and traffic upgrades;
- \$5.8 million on our parks, playgrounds and sporting facilities;
- \$3.5 million on water quality improvements;
- \$2.8 million on footpaths and boardwalks; and
- \$1.7 million on town centres.

Key highlights include:

- protecting and promoting local biodiversity including habitat box and hollow management, powerful owl monitoring, and ibis management;

- keeping the city and cool and shady with more tree planting and a Towards Net Zero Emissions Plan;
- delivering an annual calendar of events, including Ramadan Nights Lakemba, Lunar New Year and Bankstown Bites;
- improving or consolidating ageing assets to provide new, modern, multipurpose community facilities including designing the new Griffith Park community facility; constructing new community facilities at Hurlstone Park and Thurina Park; and commencing construction of the new Canterbury Leisure and Aquatic Centre;
- developing infrastructure and programs that foster grass roots, recreation and lifestyle sports including a new synthetic playing field at Padstow Park; upgrading sporting amenities buildings including Bennett Park, Croydon Park, Memorial Oval, O'Neill Park and Parry Park; and sportsfield improvements at Croydon Park and Lance Hutchinson Reserve;
- planning for current and future generations including adopting a range of key strategic documents relating to transport, community facilities, public art and town centre masterplans;
- enhancing the quality of open space across the city including playground upgrades at Burnett Reserve, East Hills Park, Yatama Park and Josephine Reserve; concept designs for new playspaces at Deepwater Park and Ewen Park;
- improving open space connections for walking and cycling at Cup and Saucer Creek bike path, and from Waterworth Park to Wolli Creek Regional Park;
- facilitating movement around the City for all users including road rehabilitation in Beamish Street, Campsie; Bonds Road, Riverwood; Fitzpatrick Street, Revesby; Miller Road, Chester Hill, and Lancaster Avenue, Punchbowl; and advocating for improved infrastructure at Stacey Street and Henry Lawson Drive; and
- improving activity, accessibility, connectedness and attractiveness of the public domain by upgrading the Rawson Road Greenacre town centre, and commencing the Campsie Complete Streets project.

The document is Attachment B to this report.

RESOURCING STRATEGY

The Resourcing Strategy ensures that Council has all the resources it needs to deliver on its commitment to the community. It comprises a 10-year Asset Management Plan, 10-year Long Term Financial Plan and a three-year Workforce Strategy.

Financial Management Strategy (FMS) and Long Term Financial Plan (LTFP) – 10 years

Council's current financial position and performance (from a cashflow perspective) is considered sound and stable. That said, Council's LTFP forecasts a number of financial challenges, particularly in adequately funding Council's required asset maintenance and backlog requirements.

In the main, Council's LTFP:

- identifies some of the financial pressures Council continues to face, in terms of escalating non-discretionary costs, cost-shifting and reduction in government grants, particularly allocations made to Council under the Financial Assistance Grant program;
- reflects Council's approach to managing growth, throughout the local government area, particularly from a financial perspective; and
- addresses funding under several scenarios to meet Council's ongoing asset maintenance, asset renewal and backlog estimates.

The document is Attachment C to this report.

Asset Management Strategy – 10 years

Council has one of the most advanced and well-populated asset management systems in NSW Local Government to manage its \$4.9 billion asset base of roads, buildings, parks, drainage infrastructure and other community assets. In relation to these existing assets, there are three critical issues:

1. the cost of maintenance and renewal is going up;
2. there is a gap between the funding available for ongoing maintenance and renewal of our assets and what should be spent to keep assets in reasonable condition; and
3. some assets are beyond maintenance and need to be replaced.

The Asset Management Strategy is a 10-year plan to address both the Renewal Gap and to manage the Asset Backlog over the next 10 years. It contains a funding strategy which has been aligned with the LTFP and provides for all Council assets to have a current Asset Management Plan detailing the whole lifecycle of the asset including responsibilities and accountabilities for the delivery, routine maintenance, partial capital renewal and (as required) the disposal or renewal of the asset.

The document is Attachment D to this report.

Workforce Strategy - Three years

Council employs in excess of 1,400 staff across a wide variety of disciplines and professions and is committed to effective workforce planning to ensure it has the right people in the right jobs, in the right place at the right time.

The Workforce Strategy 2022-2025 draws together Council's ambition of creating a *community that loves their community* and purpose of *together we create a great city we love*. The Strategy is a collaborative approach for using data and evidence to develop and maintain an agile, sustainable, and well distributed workforce across council to deliver on its strategic objectives.

The Strategy contains three People Priorities to ensure Council is prepared for immediate and long-term workforce demands. They are to:

1. inspire people with ambition and purpose through engaging our people to create a great city we love;

2. reimagine our workplace culture through empowering our people to make a difference; and
3. find better ways to do things through building a digital and growth mindset into what we do.

The document is Attachment E to this report.

COMMUNITY ENGAGEMENT FRAMEWORK, POLICY AND TOOLKIT

Under Section 402A of the *Local Government Act 1993* all councils in NSW are required to develop and implement a Community Engagement Strategy. Council's Community Engagement Strategy is comprised of a Community Engagement Policy, Community Engagement Framework and Community Engagement Toolkit, together with the Community Participation Plan, which guides development assessment and planning processes.

The documents are Attachments F, G, and H to this report.

FINANCIAL MANAGEMENT

Whilst Council's current financial position is considered sound (from a cashflow perspective), Council's broader financial position continues to reflect a Net Result of negative \$9.0M. Once adjusted for one-off capital grants and contributions (which establishes/provides the true result of managing our day-to-day operations), Council's net result further declines to negative \$34.5M (negative \$35.0M in 2021/22).

As noted in previous reports, whilst the negative net result does not present any immediate financial concerns, it does convey Council's inability to adequately fund (in the long term):

- the replacement of our infrastructure assets (Depreciation Expense);
- pressure to both align and/or increase service levels across the local government area;
- increases in non-discretionary costs, such as the emergency services levy, local government election costs and waste levies; and
- recoup the loss of rating revenue to fund services/capital (i.e. former Canterbury Council Special Rate Variation - \$5.1M per year).

The LTFP highlights Council's steps to address this imbalance and importantly provides a path which ensures Council remains financially sustainable.

Council has an ongoing commitment to refining/reviewing its cost base, particularly through ongoing efficiency improvements throughout operations, to ensure that every effort is made to deal with the pressures noted above.

Recent relaxing of COVID-19 virus restrictions has assisted in reducing the virus's impact on Council's operations. However, the COVID-19 pandemic continues to impact council operations through supply chain issues, staffing of operations for service delivery and the flow on to rising inflationary pressures on Councils costs.

In responding to the crisis, Council has provided a number of community initiatives and support packages to assist its community throughout the pandemic. Council estimates that the total direct financial impacts of the pandemic on Council's operations is estimated to be around \$26M to date. The impact has come at the expense of replacing infrastructure assets throughout the local government area.

More broadly, Council's FMS addresses long term financial sustainability challenges including a commitment to slow expense-growth, adequately fund the maintenance and renewal of infrastructure, and manage liabilities for future generations.

Council's FMS includes measures to tackle and absorb the broader economic environment and ensure that it is ready to respond to issues such as:

- harmonising services and revenue funding across the local government area;
- the expected growth in housing and its impact on service and infrastructure needs;
- revitalising and re-investing in the CBD, town centres, libraries and recreational facilities;
- enforcement of required regulatory and compliance standards expected by the community;
- preserving the City's fragile natural environment;
- building confidence in the City by identifying relevant opportunities to support the local economy and attract investment; and
- taking a positive and leading role in responding to the reforms set out by the NSW Government.

Throughout the exhibition period, Council's 2022/23 budget has been adjusted to reflect items not known at the time of preparing the Budget. The net financial impact of those changes is reflected in the tables and/or information below:

Item	Exhibited Budget \$'000	Revised Budget \$'000	Change \$'000
INCOME			
Rating Revenue	274,261	273,996	(265)
Other Revenues	14,079	14,338	259
Grants & Contributions - Operating	21,411	12,613	(8,798)
Grants & Contributions - Capital	23,042	25,543	2,501
Other Income	5,123	5,130	7
	337,916	331,620	(6,296)
EXPENDITURE			
Employment Costs	157,401	157,655	(254)
Materials & Services	115,040	116,132	(1,092)
	272,441	273,787	(1,346)
NET CHANGE			(7,642)

By way of summary, some of the more notable changes were made as a result of the following issues:

- a decrease in Operating Grants of \$8.8M due to the removal of the pre-payment amount of the 2022/23 Financial Assistance Grant received by Council during the exhibition period;

- an increase in Capital Grants as a result of approvals for new capital grants received during the exhibition period; and
- an increase in Materials and Services expenditure of \$1.0M as a result of increased recycling tipping contract costs advised during the exhibition period.

The announcement of successful WestInvest projects later this year is expected to result in a significant capital investment in our city. The delivery of these projects, along with the unknown requirements for delivery of community projects on Council land, will require dedicated resourcing to ensure that the planning, implementation and reporting requirements of these significant projects can be undertaken in alignment with WestInvest requirements and Council's annual operational plan.

As such five additional Full Time Equivalents (FTEs) are required to establish a WestInvest implementation team incorporating:

- A temporary WestInvest Program Manager – to oversee the WestInvest program of works and ensure delivery of objectives and outcomes as required by the funding agreements; and
- An additional team of four temporary FTE staff (included in organisation structure numbers above) to support the delivery of the projects funded under WestInvest.

Funding for these FTE will be made available from within Council's WestInvest grant funding allocation and will cease at the conclusion of the program.

Further, Council's FTE employee numbers for the 2022/23 financial year will increase by an additional three regulatory FTEs. Particularly given the increasing nature of regulatory issues throughout the local government area and Council's capacity to effectively respond to those issues throughout both weekdays and weekends. It should be noted that these positions are self funded through additional revenue.

Therefore, Council's FTE resources will temporarily increase to 1,491 and subsequently reduce when the temporary positions end.

Capital Works (CAPEX)

A summary of the capital budget adjustments are as follows;

Item	Exhibited Budget \$'000	Revised Budget \$'000	Changes \$'000
Bridges	810	940	130
Buildings	60,009	60,009	0
Carparks	1,765	1,765	0
Drainage Conduits	1,828	1,847	19
Waste Management	2,300	2,300	0
Town Centres	1,650	1,650	0
Open Space	3,853	4,353	500
Park/Street Furniture	710	1,117	407
Park Lighting	300	300	0
Pathways and Boardwalks	1,517	2,821	1,304

Road Pavement	8,536	8,713	177
Traffic Management Devices	353	353	0
Water Courses and water quality devices	777	1,677	900
Operational Assets	12,157	12,157	0
TOTAL CAPEX	96,564	100,001	3,437

The above changes include around \$2.5M relating to grant funding approved during the exhibition period for application on capital projects.

A number of carryovers from the 2021/22 capital works program are anticipated and will be rolled over into the 2022/23 program to enable completion of these important community projects. The current environment, namely due to the impacts of COVID-19, current economic conditions and local flood events, has had an impact on the delivery of Council's program of works. Supply chain issues, resourcing, market conditions and the ability to attract contractors has led to large delays with projects.

Fees and Charges

As noted, Council has varied certain fees and charges to reflect certain adjustments, particularly statutory fees advised during the exhibition period, administrative/text changes made to the content and formatting, alignment of certain fees and reducing, where appropriate, certain fees applied by Council.

A summary of the changes is as follows:

Fee or Charge	Exhibited Fee (excl. GST)	Revised/New Fee (excl. GST)	Reason for Change
	\$	\$	
SEFTON GOLF COURSE WEEKDAYS			
Concession & Junior (under 18 years of age) – 18 holes	16.36	15.00	The fee has been adjusted to reflect current market pricing.
SEFTON GOLF COURSE WEEKENDS			
Weekends – Concession & Junior (under 18 years of age) – 18 holes	20.00	17.27	The fee has been adjusted to reflect current market pricing.
LEISURE AND AQUATICS HEALTH & WELLNESS Multi Visit Passes and Personal Training (Conditions & Exclusions Apply)			
Adult Single Casual Visit	16.82	16.82	"Single Casual Visit" added to the fee description for clarity
Concession Single Casual Visit	13.64	13.64	"Single Casual Visit" added to the fee description for clarity
A parent/guardian accompanying a child with a disability (Companion Card must be presented)	Free of charge	Free of charge	A parent/guardian accompanying a child with a disability comment changed to read: A parent/guardian accompanying a child with a disability (Companion Card must be presented) Supported by a new explanatory note for clarity
CHILDREN'S SERVICES FAMILY DAY CARE SCHEME (MINIMUM SCHEDULED FEES)			
Standard Rate – Monday to Friday 8.00am to 6.00pm – per hour	6.60	6.60	Change wording of "core hours" to "standard rate", they both have the same meaning but is a wording preference.

Non-Standard Rate – per hour	7.50	7.50	Change wording of “out of core hours” to non-standard rate” to match the standard rate change
Part time – up to 30 hours per week – per hour	7.00	7.00	Fee has been removed, as now covered under the non-standard rate.
CHILDREN'S SERVICES CARRINGTON PRESCHOOL			
Daily Fee - Unfunded	61.00	61.00	Change wording to include "unfunded" for clarification to customers
Daily Fee - Start Strong subsidised fees - 2 days - 4 & 5 year olds	-	48.00	Fees needed to be temporarily introduced as part of Start Strong Community Pre-School funding agreement. On commencement of the new Start Strong Free Preschool funding – fees will not apply to eligible customers.
Daily Fee - Start Strong subsidised fees - 2 days - 3 year olds		52.00	
Daily Fee - Start Strong subsidised fees - 2 days - 3 to 5 year olds - Equity (low income, Aboriginal & Torres Strait Islander or disability)		28.00	
Daily Fee - Additional days subsidised fees - 3rd day - 4 & 5 year olds - Extra day		53.00	
Daily Fee - Additional days subsidised fees - 3rd day - 3 year olds - Extra day		57.00	
Daily Fee - Additional days subsidised fees - 3rd day - 3 to 5 year olds - Equity - Extra day		33.00	
CIVIL ENGINEERING WORKS ROADWAY & FOOTPATH RESTORATION Kerb & Guttering & Miscellaneous Restoration Charges			
Light/Medium/Heavy Duty Vehicular Crossing restoration works– Up to 1 Square Metre - Minimum Fee	656.00	661.00	Fee now updated in line with other minimum fees for these types of works
WASTE MANAGEMENT DOMESTIC WASTE MANAGEMENT ANNUAL SERVICE CHARGES			
(d) Additional Services (v) - Multi-Residential / Unit (Bankstown)		186.00	Fee removed in prior year - a few former Bankstown properties currently on this charge, Council to move these properties to the newer charges that are now applicable to the majority of MUDs across the LGA.
COMMUNITY SERVICES MEALS ON WHEELS			
Desert only	2.75	2.80	Master Catering, suppliers of the meals have increased their pricing
Salad only	8.45	8.50	
Petite meals	5.35	5.40	
Soup	2.20	2.30	
Breakfast and Snack Pack	5.65	-	Removed as this meal is no longer offered
LIBRARY SERVICES AUSTRALIAN INTERLIBRARY RESOURCE SHARING			
Express - (delivery within 2 hours),as set by the State Library of NSW . Copy: Electronic Delivery	50.00	53.64	Based on State Library NSW fees for 2022/23
Express - (delivery within 2 hours),as set by the State Library of NSW. Loan: Postal delivery or courier equivalent included in the loan Fee	64.09	68.09	
Rush -(delivery within 24 hours), as set by the State Library of NSW. Copy: Electronic delivery	33.64	35.73	

Rush -(delivery within 24 hours), as set by the State Library of NSW. Loan : Postal delivery or courier equivalent included in the loan Fee	47.27	50.27	
Core - (delivery within 4 working days),to special, university and charging libraries. Copy: Electronic Delivery	16.82	17.91	
Core - (delivery within 4 working days),to special, university and charging libraries. Loan: Postal delivery or courier equivalent included in the loan Fee	25.91	27.55	

EXPLANATORY NOTES			
SEFTON GOLF COURSE			
GOLF CART DEPOSIT		Refundable upon return of the cart if undamaged. If the cart is damaged as a result of the driver, the driver will be responsible for all costs associated with repairing the cart.	This change is included to ensure it is clear how the cart deposit works for customers when hiring golf carts. Explanation was not included in the exhibited documents. The explanatory notes are now consistent with the terms and conditions of hire which our outlined in the hire form customers complete at the time of hire.
LEISURE AND AQUATICS			
MEMBERSHIPS & MULTI VISIT PASSES	Membership and multi visit passes provide access to pools/gym for recreational use only. Memberships and multi passes do not provide access to any programming or events including but not limited to swim school and school swimming carnivals. Squad multi visit pass only valid for squad swimmers who attend squad sessions provided by an external provider at Birrong, Max Parker and Roselands.	Membership and multi visit passes provide access to pools/gym for recreational use only. Memberships and multi passes do not provide access to any programming or events including but not limited to swim school and school swimming carnivals. Squad multi visit pass only valid for squad swimmers who attend squad sessions provided by an external provider at Birrong, Max Parker and Roselands. Membership fees are no longer able to be paid up front. All memberships (excluding multi visit passes) are charged under a fortnightly direct debit schedule which is deducted from the customer's credit card or bank account each fortnight. The first fortnightly payment for new customers must be paid up front in order to activate a membership.	A clearer explanation for direct debit membership requirements has been included. This explanation had been omitted from the exhibited document.

EXPLANATORY NOTES

LEARN TO SWIM / SWIM SCHOOL	<p>Fees are stated per lesson and are payable in full for the entire term.</p> <p>Swim School Bookings & Payments:</p> <p>(i) Up to two parents/carers per swim school participant and children 15 years and under that are not otherwise participating will be permitted free entry to spectate per lesson. Spectator fees will apply outside of scheduled lesson times.</p> <p>(ii) Any additional spectators will be required to pay the respective fee.</p> <p>(iii) Any children/parents/guardians/family members who wish to swim will be required to pay the respective fee.</p> <p>Supervision:</p> <p>Spectating children will be required to wear an identifying band and must remain with the parent/carer at all times.</p> <p>Refunds, Credits & Suspensions:</p> <p>(i) A credit will be provided for the first instance of illness per term, provided that at least one hour's notice of the absence is provided. Any subsequent instances of illness require a medical certificate and at least one hour's notice to obtain a credit.</p> <p>(ii) Credits may only be redeemed for subsequent lessons or, in the event that an enrolment is cancelled, refunded in accordance with these terms and conditions.</p> <p>(iii) Upon the implementation of a new CRM booking system, a single enrolment suspension of up to two weeks will be permitted per year per participating child.</p>	<p>Swim school fees are charged under a fortnightly direct debit schedule which is deducted from the customer's credit card or bank account each fortnight. The first fortnightly payment for new customers must be paid up front in order to enrol into the program.</p> <p>Swim School Bookings & Payments:</p> <p>(i) Up to two parents/carers per swim school participant and children 15 years and under that are not otherwise participating will be permitted free entry to spectate per lesson. Spectator fees will apply outside of scheduled lesson times.</p> <p>(ii) Any additional spectators will be required to pay the respective fee.</p> <p>(iii) Any children/parents/guardians/family members who wish to swim will be required to pay the respective fee.</p> <p>Supervision:</p> <p>Spectating children will be required to wear an identifying band and must remain with the parent/carer at all times.</p> <p>Refunds, Credits & Suspensions:</p> <p>(i) A credit will be provided for the first instance of illness per term, provided that at least one hour's notice of the absence is provided. Any subsequent instances of illness require a medical certificate and at least one hour's notice to obtain a credit.</p> <p>(ii) Credits may only be redeemed for subsequent lessons or, in the event that an enrolment is cancelled, refunded in accordance with these terms and conditions.</p> <p>(iii) Upon the implementation of a new CRM booking system, a single enrolment suspension of up to two weeks will be permitted per year per participating child.</p>	A clearer explanation for direct debit membership requirements has been included. This explanation had been omitted from the exhibited document.
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EXPLANATORY NOTES			
CHILD/STUDENT ENTRY	<p>All children under the age of 14 must be accompanied by a parent or guardian over 18 years of age. This is consistent with the Royal Life Saving "Keep Watch @ Public Pools" program which all Canterbury-Bankstown Council Leisure and Aquatics Centres are partners of.</p> <p>All children aged between 5 and 17 years, as well as customers with a valid tertiary education card</p>	<p>All children under the age of 14 must be accompanied by a parent or guardian over 18 years of age. This is consistent with the Royal Life Saving "Keep Watch @ Public Pools" program which all Canterbury-Bankstown Council Leisure and Aquatics Centres are partners of.</p> <p>All children aged between 5 and 17 years, as well as customers with a valid tertiary education card</p> <p>Tertiary education students are covered under these fees upon producing a valid and current TAFE or University ID Card</p>	<p>Tertiary student explanation added as it was omitted from the exhibited document. This is to ensure that it is clear for customers what constitutes student access.</p>
MEMBERSHIPS & MULTI VISIT PASSES	<p>Membership and multi visit passes provide access to pools/gym for recreational use only. Memberships and multi passes do not provide access to any programming or events including but not limited to swim school and school swimming carnivals. Squad multi visit pass only valid for squad swimmers who attend squad sessions provided by an external provider at Birrong, Max Parker and Roselands.</p>	<p>Membership and multi visit passes provide access to pools/gym for recreational use only. Memberships and multi passes do not provide access to any programming or events including but not limited to swim school and school swimming carnivals. Squad multi visit pass only valid for squad swimmers who attend squad sessions provided by an external provider at Birrong, Max Parker and Roselands.</p> <p>Membership fees are no longer able to be paid up front. All memberships (excluding multi visit passes) are charged under a fortnightly direct debit schedule which is deducted from the customer's credit card or bank account each fortnight. The first fortnightly payment for new customers must be paid up front in order to activate a membership.</p>	<p>A clearer explanation for direct debit membership requirements has been included. This explanation had been omitted from the exhibited document.</p>
DIRECT DEBIT HOLD FEES		<p>Where a customer wishes to place their membership or swim school enrolment on hold, a hold fee will apply as outlined in the fees and charges structure. Holds will only be processed if specific terms and conditions (outlined in the enrolment and membership terms and conditions on the relevant forms) are met and agreed to be the customer.</p>	<p>Explanation of hold fees and what they are for was omitted from the exhibited document. Explanation has been amended to ensure the hold fee is clear for customers and reflects what is outlined in the membership terms and conditions.</p>

EXPLANATORY NOTES			
COMPANION CARD		Parents and carers of those with a disability can access Council's Leisure and Aquatic Centres free of charge when caring for/attending with a disability and are required to present their companion card upon entry. Companion cards can be applied for via the NSW Government. Where a companion card is not presented, standard fees and charges apply	Included as a result of a submission received during exhibition. Commentary included to ensure it is clear for customers what the companion card is and that it must be presented to gain free access. Original fee conditions were not clear in the exhibited document.
HALL HIRE			
GENERAL	For regular hire and community groups the payment of hire fees shall be on a quarterly basis payable in advance. A new hire agreement is to be completed for each hiring period (calendar year)	For regular hire and community groups the payment of hire fees shall be on a quarterly basis payable in advance. A new hire agreement is to be completed for each hiring period (financial year)	Changed bookings back in line with a financial year instead of calendar year. All hire fees to be in line with this revised annual period.
	Any person or organisation hiring a Council facility on a greater frequency than twelve (12) times in a twelve (12) month period (Calendar year) is required to hold a Public Liability Insurance Policy for minimum \$20 million. A clause noting Council as an interested party must be incorporated into the insurance policy wording.	Any person or organisation hiring a Council facility on a greater frequency than twelve (12) times in a twelve (12) month period (financial year) is required to hold a Public Liability Insurance Policy for minimum \$20 million. A clause noting Council as an interested party must be incorporated into the insurance policy wording.	Changed bookings back in line with a financial year instead of calendar year. All hire fees to be in line with this revised annual period.
CATEGORY B	Women's and Children's Health Centre Meeting Rooms A and B, Riverwood Community Hub Meeting Rooms A or B, Ashbury Meeting Room (Green Room), Panania Senior Citizens Centre, Padstow Senior Citizens' Centre, Bill Lovelee Youth Centre (Hall), Endeavour Hall, Chester Hill Community Centre (Blue Hall A or B), Chester Hill Community Centre (Red Hall), Bankstown Arts Centre (Studio 1 & 4), Greenacre Citizens' Centre Hall A or B, Belmore Youth Resource Centre (BYRC) Activity Room, Morris lemma Indoor Sports Centre Multipurpose A or B, Carrington Centre Meeting Room.	Women's and Children's Health Centre Meeting Rooms A and B, Riverwood Community Hub Meeting Rooms A or B, Ashbury Meeting Room (Green Room), Panania Senior Citizens Centre, Padstow Senior Citizens' Centre, Bill Lovelee Youth Centre (Hall), Endeavour Hall, Chester Hill Community Centre (Blue Hall A or B), Chester Hill Community Centre (Red Hall), Bankstown Arts Centre (Studio 1 & 4), Belmore Youth Resource Centre (BYRC) Activity Room, Morris lemma Indoor Sports Centre Multipurpose A or B, Carrington Centre Meeting Room.	Greenacre Citizens' Centre Hall A or B has been removed as this option no longer exists.
CATEGORY C	Georges Hall Community Centre (Meeting Room), Sefton Snow Hall, Chester Hill Community Centre Yellow A and B or Seniors Room, Chester Hill Community Centre Swell Room, Women's & Children's Health Centre (Meeting Room A or B), Condell Park Community Centre, East Hills Park Hall, Belmore Youth Resource Centre Meeting Room (BYRC), Lakemba Meeting Room 1, Greenacre Citizens' Centre Meeting Room, Georges Hall CC Classrooms.	Georges Hall Community Centre (Meeting Room), Sefton Snow Hall, Chester Hill Community Centre Yellow A and B or Seniors Room, Chester Hill Community Centre Swell Room, Women's & Children's Health Centre (Meeting Room A or B), Condell Park Community Centre, East Hills Park Hall, Lakemba Meeting Room 1, Georges Hall CC Classrooms.	Belmore Youth Resource Centre listed twice (Category B and C), the correct category is B so removing from Category C).
CHILDREN'S SERVICES			

EXPLANATORY NOTES			
CARRINGTON PRESCHOOL		Subsidised fees are required to be detailed in Councils Schedule of Fees & Charges to receive Start Strong Community Preschool funding. Council will then opt into the Start Strong Free Preschool funding and these fees will not be charged to eligible customers.	Requirement of the NSW Department of Education

EXHIBITION

Council gave approval for public exhibition of the IPR documents at its meeting held on 22 April. Exhibition occurred from 2 May to 3 June 2022. A number of strategies were used to ensure that the exhibition achieved good coverage of the City:

- notices published in the electronic version of local papers;
- all documents made available on the Council's website, in Council libraries and Customer Service Centres;
- all business owners were informed of the aspects in the 2022/23 budget that applied to business rating categories and amounts;
- e-Notifications sent to Council's contacts for community groups, business and sporting organisations;
- five organic broadcasts across Facebook, Instagram and Twitter platforms reaching 24,339 people a total of 27,493 times;
- one Community Information Session held in each Ward;
- over 400 flyers distributed; and
- on-line Haveyoursay community forum including capacity to read the draft documents online.

Exhibition in the digital environment indicated a very good awareness and 'informed' status of participants shown by:

- 1,604 engagements with 209 link clicks from social media posts;
- 1,662 views on the Have Your Say online forum from 1,192 unique visitors;
- 885 documents were downloaded – a 392% increase on last year;
- 11 business owners requested further information about the implications of the Business Sub-categories rating schedule;
- 472 visitors to the project information – an increase of 35% on last year;
- a total viewing time of 21 hours 38 mins – an increase of 42% on last year; and
- 17 community members provided submissions/feedback

The matters raised in the 17 submissions received are summarised in detail in Attachment I. Some of the general feelings and thoughts to come from the exhibition included:

- the need to acknowledge and provide built and natural shade to combat cancer from UV rays;
- keeping the City liveable with sufficient open space and balanced development;
- concerns about fee increases associated and payment methods associated with the delivery of our leisure and aquatic services;

- Council's capacity and ability to fund and resource proposed actions and programs;
- need for footpaths in the Horsley Road Industrial area; and
- how principles of the Connection to Country Framework may be applied and how indigenous consultation and cultural mapping will guide placemaking.

AMENDMENTS TO THE PLANS

CBCity 2036 (the Community Strategic Plan) and CBCity 2025 (incorporating the Delivery Program and Operational Plan) were amended to;

- include better reference to the importance of built and natural shade;
- acknowledge the Connected to Country Framework – a NSW Government Framework which can inform the planning, design, and delivery of built environment projects;
- provide descriptions of the outcomes for each Destination from the customer perspective; and
- ensure performance measures were reasonable, data would be regularly available, and they reflected what matters to the community.

There were a number of administrative/textural changes made to the content and formatting of the IPR Suite, resulting from further internal review during the exhibition period. These did not result in substantive changes and do not impact on the substance of the documents, except where mentioned in this report.

CONCLUSION

Council's goal is to provide residents with high quality facilities and services and position the City to best capture future opportunities. Our integrated planning suite ensures sufficient attention is given to strategic decision-making at the local level. It details future direction, significant initiatives and projected budgets to guide progress and measure performance. Each annual operational plan is a further step towards achieving the goals outlined in IPR documents.

Governance and Administration Matters - 23 June 2022

ITEM 7.3 2022-2026 Disability Inclusion Action Plan

AUTHOR Community Services

PURPOSE AND BACKGROUND

The purpose of this report is to provide a summary of the feedback received on the draft Disability Inclusion Action Plan (DIAP), outline updates proposed for the Plan based on community feedback, and to present the updated DIAP for adoption and implementation

ISSUE

The Disability Inclusion Action Plan (DIAP), is Canterbury Bankstown City's second DIAP, and it expands upon the achievements of the first plan and includes a higher level of ambition to help make our area even more inclusive for people with disability.

The draft version of the document was placed on public exhibition from 26 May 2022 to 15 June 2022 to seek further feedback from the community and stakeholders. Following the exhibition period, the submissions have been considered and an updated Plan is presented for adoption.

RECOMMENDATION That -

1. Council adopt the 2022-2026 Disability Inclusion Action Plan (Attachment A) and consider the actions as part of future operational plans.
2. Discussions be held with representatives of Dylan Alcott's Sport4All program to assess the feasibility of Council participating in the program.

ATTACHMENTS [Click here for attachments](#)

- A. Disability Inclusion Action Plan 2022-2026
- B. DIAP Public Exhibition Report

POLICY IMPACT

Under the Disability Inclusion Act 2014 (NSW), all local governments must have a new DIAP in place ready to action from 1 July this year.

FINANCIAL IMPACT

Funds for the implementation of the DIAP actions will be included in Council's operational plans during the life of the plan. Where feasible, opportunities to seek external funding for actions will be pursued

COMMUNITY IMPACT

The DIAP will set the directions for Council in enhancing accessibility and inclusion for people with a disability in Canterbury Bankstown. The four pillars of the plan are:

- Positive community attitudes and behaviours;
- Liveable communities;
- Meaningful employment and;
- Equitable access to mainstream services

DETAILED INFORMATION

The draft Disability Inclusion Action Plan 2022-26 was placed on public exhibition from 25th May to 15th June. The draft plan was open for feedback on Council's Have Your Say Page and at each of Council's Library and Knowledge Centres and Customer Service Centres. Promotion of the public exhibition period was posted twice on Council's social media Facebook and placed in the local newspaper the Torch for two weeks.

Governance and Administration Matters - 23 June 2022

ITEM 7.4 Cash and Investment Report as at 31 May 2022

AUTHOR Corporate

PURPOSE AND BACKGROUND

In accordance with clause 212 of the Local Government (General) Regulation 2021, the Responsible Accounting Officer must provide the council with a written report each month, which sets out the details of all money that council has invested under section 625 of the Local Government Act 1993.

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 31 May 2022.

RECOMMENDATION That -

1. The Cash and Investment Report as at 31 May 2022 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 May 2022

POLICY IMPACT

Council's investments are maintained in accordance with legislative requirements and its 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 31 May 2022

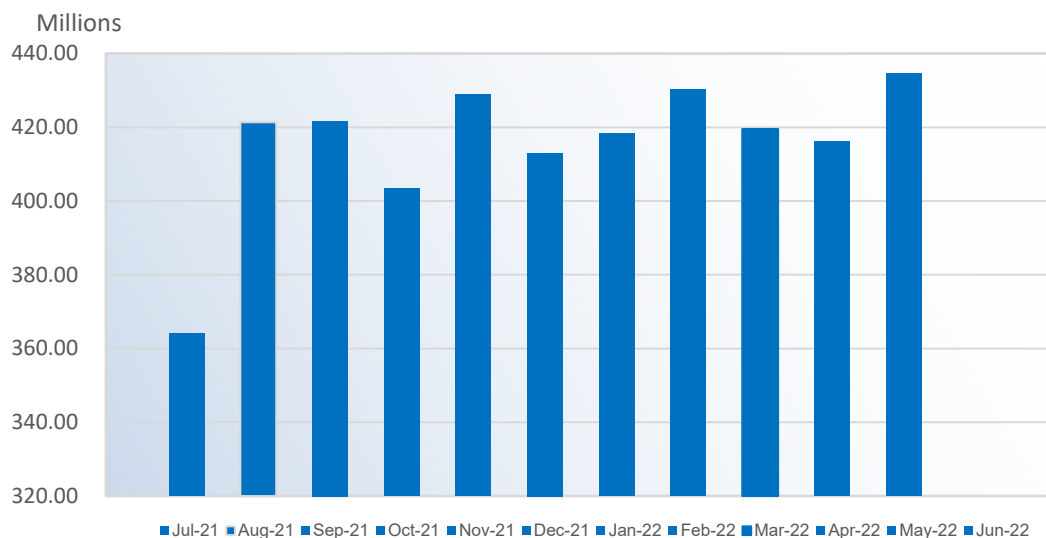
In total, Council's Cash and Investments holdings as at 31 May 2022 is as follows:

Cash and Investments	\$
Cash at Bank	6,893,920
Deposits at Call	69,027,546
Term Deposits	273,000,000
Floating Rate Notes	44,996,730
Workers Compensation Security Deposit	4,686,000
Bonds	36,000,000
Total Cash and Investments	434,604,196

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 2021 to June 2022.

Summary of Council's investment interest income earned for the period to 31 May 2022 is as follows:

Cash and Investment Rolling Monthly Balance 2021-2022



Interest Income	May 2022 \$	Year-to-date May 2022 \$
Budget	476,875	5,245,625
Actual Interest	504,428	4,811,111
Variance	27,553	(434,514)
Variance (%)	5.78%	(8.28%)

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	18.5	100
Working Capital Funds (0-3 months)	5.5	100
Short Term (3-12 months)	10.9	100
Short – Medium (1-2 years)	18.8	70
Medium (2-5 years)	46.3	50
Long Term (5-10 years)	0	5
Total Cash and Investments	100%	

Portfolio Allocation	
	Actual % of Portfolio
Cash at Bank	1.6
Deposits at Call	15.9
Term Deposits	62.9
Floating Rate Notes	10.2
Workers Compensation Security Deposit	1.1
Bonds	8.3
Total Cash and Investments	100%

8 SERVICE AND OPERATIONAL MATTERS

The following item is submitted for consideration -

- | | |
|--|-----|
| 8.1 Adoption of Sports Facilities Strategic Plan | 107 |
|--|-----|

Service and Operational Matters - 23 June 2022

ITEM 8.1 Adoption of Sports Facilities Strategic Plan

AUTHOR City Future

PURPOSE AND BACKGROUND

At the Council meeting on 26 October 2021, Council endorsed the draft Sports Facilities Strategic Plan (the Plan) to be placed on public exhibition for feedback from the community and to confirm priority actions. The purpose of this report is to provide a summary of the feedback received on the Plan, outline updates proposed for the Plan based on community feedback, and to present the updated Plan to Council for adoption.

ISSUE

The Canterbury-Bankstown Sports Facilities Strategic Plan is the first strategic plan focused on sporting facilities for the City. It will provide Council with the overarching strategic direction to guide the provision, maintenance and upgrade of sporting infrastructure across the city. The Plan establishes a hierarchy for each sporting code and identifies the adequacy of the existing sports facilities to meet current and projected needs. In doing so, the Plan identifies priority projects for each sporting code and will assist Council in its planning for sporting facilities across the city.

RECOMMENDATION

That Council adopt the Sports Facilities Strategic Plan (Attachment A) and begin implementing the priority actions.

ATTACHMENTS [Click here for attachments](#)

- A. Sports Facilities Strategic Plan
- B. Submission Table

POLICY IMPACT

The Sports Facilities Strategic Plan supports the aspirations of the Community Strategic Plan and contributes to the Healthy and Active destination. The Plan will also provide a new strategic approach for sports facilities across the whole of Canterbury-Bankstown.

FINANCIAL IMPACT

The actions outlined in the Plan represent a significant investment into sports facilities across the City. There is no immediate financial impact as a result of the report however priority actions should be considered in the preparation of future delivery programs and operational planning budgets. Section 7.11 contributions, grants, and delivery partnerships will also be utilised to deliver on actions outlined in the Plan.

COMMUNITY IMPACT

Sporting facilities contribute to the community's quality of life and overall well-being. The adoption of the plan will provide a clear strategic direction and will assist Council in working with sporting clubs, associations and other sporting bodies in the prioritisation of projects. Public exhibition of the plan provided the community with the opportunity to engage and participate in decision making and contribute to planning sports facilities to service current and future residents.

DETAILED INFORMATION

There is an extensive network of sports facilities in Canterbury-Bankstown, with the majority catering for grass-roots sports, and some for elite level sport. With 75 sporting complexes, incorporating over 122 sporting fields, these facilities provide different levels of service for varying uses, forms and functions. Many are multipurpose and promote the shared use of facilities between multiple clubs and sporting codes, particularly across the summer and winter sporting seasons.

The Sports Facilities Strategic Plan (the Plan) is the first strategic plan focused on sporting facilities for the City and will provide Council with the overarching strategic direction to guide the provision, maintenance and upgrade of sporting infrastructure across the city. It also acknowledges the need for a collaborative approach to sports facilities planning with community and sports associations to achieve equitable access for grass roots sporting opportunities for local level community sport.

The actions outlined in the Plan support a vision to provide a range of different sports facilities, contributing to our City's vibrancy and sense of place whilst promoting an active and healthy community. The following six principles will support Council to deliver on this vision:

1. Create accessible, sustainable and connected sports facilities.
2. Provide safe and clean facilities.
3. Promote equal opportunities to participate and spectate for people of all ages, abilities and backgrounds.
4. Ensure a collaborative approach to sports facilities planning and development with community and sports associations.
5. Prioritise an improvement in the grassroots sporting experience for local level community sport.
6. Ensure functional, multi-purpose and adaptable facilities.

Consistent with Council's approach to open space planning, the Plan utilises a hierarchical approach to facilities to inform the typical infrastructure that may be considered at each of the different level facilities. Ranging from neighbourhood, district, regional through to State level facilities, the Plan considers the needs for each facility based on sports and level of use, both in terms of numbers and competition standard.

An analysis of 16 sports codes was also undertaken and considers facility distribution, participation trends and Council's strategic position for each sport. Strategic actions are also identified for individual sports which will:

- Help guide future works within Canterbury-Bankstown's forward capital works program;
- Support Council's grant funding applications;
- Guide Council's response to requests from sporting groups for facility upgrades; and
- Align with the future needs of Sport Infrastructure Study currently under development by the New South Wales (NSW) Office of Sport.

Public exhibition and community engagement process

Following endorsement at the October 2021 Council meeting, the draft version of the Plan was placed on public exhibition from 6 December 2021 to 18 March 2022 to seek further feedback from the community and stakeholders.

As part of this process, a number of tools were used to engage with stakeholders including Council's "Have Your Say" page, Facebook and other social media, targeted emails to clubs and associations, face to face meetings with state sporting organisations, and two webinars.

The community engagement activities primarily focused on digital engagement methods due to the impact of the COVID-19 pandemic. The public exhibition of the draft Plan was advertised in the Council News section of local papers and on Council's social media platforms. The "Have Your Say" page was viewed by 658 people, nine contributions were made through formal submissions on the have Your Say page, seven email submissions were directly received by Council and six opted to speak to an expert with specific questions. Sporting clubs, associations and State sporting organisations were also invited to participate in two zoom webinars for the proposed Sports Facilities Strategic Plan on 13 and 15 December 2021. These were promoted through an electronic mail out to over 160 clubs, associations and State sporting organisations that utilise our facilities, and were attended by 33 individuals.

Summary of public submissions

The key themes emerging from the submissions were a broad desire to see more facilities open and accessible to the community, and the need for high quality playing surfaces and supporting infrastructure. Most of the submissions were specific to a sporting code or particular facility, rather than general statements that could be applied across all sports. Further detail on each of the submissions can be found in Attachment B.

Council would like to acknowledge the detailed contributions received and thank the community for their support and high level of engagement with this project.

In addition to the above, Council is also trialling a 12-month ActiveXchange subscription in order to better understand local sport participation, demographics and current/future trends. This is an independent data platform which builds on relevant data and market intelligence through membership and participation system integrations to allow a data driven approach to planning and investment.

Amendments to the Plan

After considering the feedback received during the public exhibition minor administrative changes have been made to more accurately reflect the sporting facilities in Canterbury-Bankstown. The Plan has also been updated to:

- Reflect the sport of baseball in their designated code plan by updating the image.;
- Acknowledge the need to support sustainable transport modes to sporting venues through reference on page 26 under principle 1 to the Generic Plan of Management performance target: "Optimise public access to parks and sportsgrounds through facilitation of active transport";

- Include a sentence on page 58 under the heading “Current participation and trends” in response to Basketball NSW’s direct submission on participation:

“Structured basketball competitions tend to be facilitated in indoor multicourt venues where the playing surface, scoreboard facilities and number of courts support viable competitions”; and

- Added Earlwood Oval and Thomas Street Tennis Courts to the Tennis Sports Code Plan as neighbourhood facilities.

Conclusion

Canterbury-Bankstown has a strong history in sporting achievement and the high levels of participation in local sport reflects the community interest in being a city that is Healthy and Active. The priority works outlined in the Plan will be considered as part of future Delivery Programs and Operational Plans and form the basis of investment into sporting infrastructure into the future to ensure Council continues to support a range of different sports facilities, contributing to our City’s vibrancy and sense of place whilst promoting an active and healthy community.

9 COMMITTEE REPORTS

The following items are submitted for consideration -

- | | | |
|-----|---|-----|
| 9.1 | Minutes of the Lakemba Ramadan Event Working Group meeting held on
25 May 2022 | 115 |
| 9.2 | Minutes of the Traffic Committee Meeting held on 14 June 2022 | 117 |

Committee Reports - 23 June 2022

ITEM 9.1 **Minutes of the Lakemba Ramadan Event Working Group meeting held on 25 May 2022**

AUTHOR **Corporate**

PURPOSE AND BACKGROUND

Council resolved to establish its Advisory Committees and Working Groups on 22 February 2022.

The minutes of the Lakemba Ramadan Event Working Group are attached.

ISSUE

Endorsement of the Lakemba Ramadan Event Working Group minutes.

RECOMMENDATION

That the minutes of the Lakemba Ramadan Event Working Group meeting be endorsed.

ATTACHMENTS [Click here for attachment](#)

A. Minutes of the Lakemba Ramadan Event Working Group meeting held on 25 May 2022

POLICY IMPACT

Advisory Committees and Working Groups have Terms of Reference, as well as Guidelines and Rules for their operation.

FINANCIAL IMPACT

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

COMMUNITY IMPACT

Advisory Committees and Working Groups provide Council with advice for the ongoing management of services to our community and information for our integrated planning and reporting framework.

Committee Reports - 23 June 2022

ITEM 9.2 **Minutes of the Traffic Committee Meeting held on 14 June 2022**

AUTHOR **City Assets**

PURPOSE AND BACKGROUND

Attached are the minutes of the Canterbury Bankstown Council Local Traffic Committee meeting held on 14 June 2022.

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 14 June 2022, be adopted.

ATTACHMENTS [Click here for attachment](#)

A. Minutes of the Traffic Committee Meeting held on 14 June 2022

POLICY IMPACT

The matter has no policy implications to Council.

FINANCIAL IMPACT

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

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	121
10.2 Congratulations to the Henry Lawson Drive-Pozieres Intersection Action Group - Councillor Linda Downey	123
10.3 Live screening of Australia's FIFA World Cup campaign - Councillor Bilal El-Hayek	125
10.4 Ashbury Netball Club - Councillor Jessie Nguyen	127

Notice of Motions & Questions With Notice - 23 June 2022

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 attachments](#)

- A. Notice of Motion Table
- B. Correspondence sent in relation to Notice of Motions
- C. Correspondence received in relation to Notice of Motions

Notice of Motions & Questions With Notice - 23 June 2022

ITEM 10.2 Congratulations to the Henry Lawson Drive-Pozieres Intersection Action Group

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

“That Council acknowledges the Henry Lawson Drive-Pozieres Intersection Action Group, for their relentless “people power” safety campaign in driving Transport for NSW to install a red-light speed camera at the intersection of Henry Lawson Drive and Pozieres Avenue at Milperra.”

BACKGROUND

Councillors, the decision to install a red-light camera at the intersection of Henry Lawson Drive and Pozieres Avenue is not only a win for the community but a major step towards improving safety at this dangerous intersection.

But, the recent announcement by the Minister for Metropolitan Roads, Natalie Ward, didn't come easy. It was on the back of years of protests and rallies and community petitions and surveys.

In fact, this Council passed a resolution at its Ordinary General Meeting on 23 November 2021 urging the NSW Government to act and install the camera. This Council was told of a number of near misses and vehicles running the red lights signal, in particular heavy vehicles.

The Milperra Community, through the Henry Lawson Drive-Pozieres Action Group, has achieved the desired outcome. . . but it should not have taken years of anguish.

FINANCIAL IMPACT

The recommendation does not have a financial impact

GENERAL MANAGER'S COMMENT

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

Notice of Motions & Questions With Notice - 23 June 2022

ITEM 10.3 Live screening of Australia's FIFA World Cup campaign

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

“That a report be brought back to the next meeting of Council on the feasibility, costs and benefits of providing live screening of Australia’s 2022 FIFA World Cup™ campaign with the report to consider:

- a preferred location
- the timing and number of games possible to show
- other activities to occur during the screening
- licencing requirements and guidelines
- costs and other resource implications
- an estimate of the crowd numbers expected to attend the live-screening events
- consideration should be given to partnering or promoting existing planned events with the LGA and wide Metro area.”

BACKGROUND

The 2022 FIFA World Cup is scheduled to be the 22nd running of the FIFA World Cup competition, the quadrennial international men's football championship contested by the senior national teams of the member associations of FIFA.

For those that may have missed it, Australia has qualified for our fifth World Cup in succession, an amazing achievement for a relatively small nation like Australia. The World Cup is the pinnacle of the sporting code watched by millions of fans around the world.

Australia will play its pool games as follows:

23 Nov at 6am v France
26 Nov at 9pm v Tunisia
1 Dec at 2am v Denmark

And hopefully more games as we progress to the next phase of the World Cup.

In many cities’ public screenings of major sporting events in public spaces has become a unique and vibrant activity. It provides fans with an exciting opportunity to experience all the action and atmosphere when it is not possible to attend the actual event.

We have an opportunity to bring the community together from all parts of the City of Canterbury Bankstown to cheer on Australia and support their team. Obviously, there are licencing and coast implication which I am asking to be explored so that Council can consider what could potentially be a cost effective, significant and potentially historical summer event. I am also aware a number of organisations in and surrounding our community will be arranging events and we should explore the ability to partner or promote these as part of this report.

FINANCIAL IMPACT

This motion doesn't commit funds.

GENERAL MANAGER'S COMMENT

The motion, as written, presents no financial impact for Council.

Notice of Motions & Questions With Notice - 23 June 2022

ITEM 10.4 Ashbury Netball Club

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

“That Council explore basic upgrades to improve the existing amenity and supporting infrastructure at the Ashbury Netball Club site as part of Council’s regular maintenance and in the ongoing review of Council’s operational plan and capital works budget”

BACKGROUND

I applaud Council for including recommendations to prepare a Precinct Plan for Croydon Park Recreation Precinct including Croydon Park netball courts, Picken Oval and Croydon Park inclusive of investigating improvements to amenities, parking and internal site access within our Sports Facilities Strategic Plan.

I am also pleased that Council has previously supported the Ashbury Netball Club in grant applications to upgrade infrastructure at the site.

The Ashbury Netball Club is a thriving community group proudly growing female participation in sport in the heart of our City. This year the club is celebrating 50 years, with its first Committee formed in 1972.

Recently I had the pleasure of meeting some of the Ashbury Netball Club’s committee members and visited the Croydon Park netball courts. Notwithstanding some great longer-term aspirations, anything we can do to explore some basic amenities upgrades, seating, line marking and supporting infrastructure at the site as part of our ongoing maintenance and in the ongoing review of Council’s operational plan and capital works budget would be welcomed.

FINANCIAL IMPACT

The exploration of opportunities to make improvements would form part of our ongoing operations and any works would be subject to future budget reports or quarterly reviews.

GENERAL MANAGER’S COMMENT

The recommendation as written has no financial impacts.

11 CONFIDENTIAL SESSION

11.1 Stormwater Infrastructure Upgrade - The Appian Way, Bankstown

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 Item 11.1 in confidential session for the reason indicated:

Item 11.1 Stormwater Infrastructure Upgrade - The Appian Way, Bankstown

This report is considered to be confidential in accordance with Section 10A(2)(d)(ii) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council.